



ERIC GIBSON  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
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## FINAL

July 16, 2012

Tierra Del Sol Solar Farm LLC  
Clark Crawford  
4250 Executive Square, Suite 770  
San Diego, CA 92037

**PROJECT NAME:** Tierra Del Sol Solar Rezone and Major Use Permit; **CASE NUMBER(S):** 3600-12-005 (REZ), 3300-12-010 (MUP); **ENVIRONMENTAL LOG NO.:** 3910-12-21-004 (ER); **PROJECT ADDRESS:** Tierra Del Sol Road, Boulevard; **APN:** 658-090-31, 54, 44 and 658-120-02, 03; **KIVA PROJECT:** 11-0162790;

Dear Mr. Crawford:

The Department of Planning and Land Use (DPLU) has reviewed your application for a Rezone and Major Use Permit and is providing you with the attached package of information as a guide for further processing your application.

### PROJECT DESCRIPTION

Below is the project description that staff has generated from the information provided in the application package and the Application for Environmental Initial Study (AEIS). Please review this project description and verify with staff that the project description is correct:

The project is a Major Use Permit for the construction and operation of a 60MW solar energy system on an approximately 420-acre site and a Rezone to remove the "A" special area designator from the site. The project site is located within the

Boulevard Community Plan area of the Unincorporated County of San Diego, adjacent to the US/Mexico border (APN 658-120-03-00, 658-090-31-00, 658-090-55-00, 658-120-02-00, 658-090-54-00)

The project would be completed in two phases; phase I consisting of 1,910 concentrating photovoltaic (CPV) trackers on approximately 330 acres and phase II consisting of 619 CPV trackers on approximately 90 acres. Also included would be a 1,000 volt DC underground collection system, a 34.5 kV overhead and underground collection system to link the CPV systems to the onsite substation, a 4-acre operations and maintenance(O&M) area including a 7,500 square foot O&M building, a 3-acre onsite private collector substation site, 31 to 46 inverter stations and a 138 kV overhead transmission line connecting the onsite private collector substation to SDG&E's proposed Boulevard Substation.

The project site is accessed off of Tierra Del Sol Road. Internal circulation would be provided by 24-foot graded and 12-foot improved (with an all weather surface) fire access roads located in the north/south direction (and in the east/west direction every fourth row) and 20-foot wide service roads located in the north/south direction.

The site is subject to the Rural General Plan Regional Category and Rural Lands (RL-80) Land Use Designation. Zoning for the site is S92 (General Rural) and A70 (Limited Agricultural). The project would include a restroom in the operations and maintenance building which would be served by septic. Water to be used during the construction and maintenance phases would be provided by an onsite well. Earthwork would consist of the balanced cut and fill of approximately 694,450 cubic yards of material.

## PROJECT ISSUES

A Project Issue Checklist (Attachment A) has been prepared that details all issues, revisions or processing requirements that must be completed for this project. **This checklist shall be used by the County and the applicant as a comprehensive list of project issues that must be resolved and revisions that must be completed prior to public review under the California Environmental Quality Act (CEQA), or decision if no circulation of environmental documentation is required pursuant to CEQA.** In response to the Project Issues Checklist, the applicant is expected to include a letter with every submittal made to the Department stating how each item number in the Checklist has been addressed.

## MAJOR PROJECT ISSUES

The following project issue(s) were identified during the project scoping and are further discussed in the attachments to this letter. These issue(s) may require substantial redesign of the proposed project or, if not resolved, would result in a recommendation for project denial by DPLU. These issue(s) discussed below, were identified based

upon information presently available to the County and are subject to change upon submittal of further information and studies:

1. **Offsite Impacts:**

The project site is over 6 miles from the Boulevard Substation which will be the point of interconnection for this project. The route of interconnection has not yet been formalized nor incorporated into the project design or technical studies. The applicant has acknowledged that lack of this information with the project submittal will likely lead to additional costs as well as schedule delays. The next iteration submittal is required to detail the offsite route of connection to the Boulevard Substation and must address all offsite impacts. Each technical study must include analysis and appropriate mitigation for all offsite impacts. Please contact County staff to discuss the status of the offsite connection route and to request a special handling form to submit the next iteration technical studies without this information.

2. **Boulevard Community Plan Consistency:**

As noted in the Major Pre-application Letter dated January 12, 2011, the Boulevard Community Plan has several policies that prohibit the proposed project. These policies could be amended by the Board of Supervisors if the County's proposed Wind Ordinance regulations are adopted. However, at this time the proposed project does not comply with the following six Boulevard Community Plan issue statements and policies.

- a. **Issue LU 1.1** The ability to experience open spaces, extensive views to local and distant horizons, abundant wildlife and un-fragmented habitat, grazing livestock, and a sense of stepping back in time, is essential to preserving Boulevard's rural and rustic quality of life and community character. Industrial scale structures (above two stories), facilities, and projects that are often built to provide services in urban areas, projects should not degrade and detract from the stunning visual resources, clutter free horizons, and the rural quality, character and atmosphere that attracts residents, visitors, and outdoor enthusiasts to Boulevard and the backcountry.
- b. **Policy LU 1.1.1** Prohibit higher density, clustered subdivisions or industrial-scale projects or facilities that induce growth and detract from, or degrade, the limited groundwater resources, water and air quality, visual and natural resources, abundant wildlife, and historic rural character of the Boulevard area.
- c. **Issue LU 1.3** Regional infrastructure, public facilities, and industrial scale energy generation and transmission projects are often proposed in rural and low-income areas. These large projects can degrade and fragment ranch lands, neighborhoods, highly valued visual resources, scenic viewsheds, ridgelines, and native habitat, including those on tribal, public and protected lands.

- d. **Policy 1.3.1** Encourage and promote local and on-site energy conservation, residential-scale renewable energy production, and zero waste recycling goals that will help eliminate the need for industrial scale projects and facilities.
- e. **Policy LU 1.3.2** Require development, including regional infrastructure, and public facilities, and industrial scale energy generation and transmission projects, to comply and maintain the rural bulk and scale in accordance with Boulevards community character.
- f. **Policy CM 8.6.2** Encourage the use of solar and residential scale wind turbines, while discouraging new energy corridors for new transmission lines and fuel pipelines in fire prone and groundwater dependant areas.

Consistent with other renewable energy projects in the area, County staff will require the Tierra Del Sol Solar project to underground its transmission lines, including 34.5 kV transmission line. Additionally, if the proposed project does not comply with the specific Boulevard Community Plan policies, the Department will recommend denial. The Department will allow you to continue processing the application until such time that the General Plan Amendment for the Wind Ordinance is decided by the Board.

3. **Major Use Permit Findings:**

Based on Staffs' initial review of your proposal, Major Use Permit findings, (particularly in regards to bulk, scale and coverage), appear extremely difficult to make. In the Project Issue Checklist, please provide additional, quantitative information that accurately describes the scale, bulk, coverage and intensity of the proposed CPV Panels in relation to existing uses in the area. If Major Use Permit findings cannot be made, the Department will recommend denial. The Department will allow you to continue processing the application until such time that the General Plan Amendment for the Wind Ordinance is decided by the Board.

4. **Groundwater Resources:**

- **Large Quantity Groundwater Use Proposed in Fractured Rock Aquifer:** The project is proposing to extract up to 80 acre-feet of water for construction use from on-site wells in an area that has nearby residential uses entirely dependent on groundwater resources. This amount of water extracted in a relatively short time frame may result in a significant impact to groundwater resources based on the County's general knowledge of limited groundwater resources available in fractured rock aquifers within San Diego County. DPLU staff pulled confidential well logs from neighboring permitted residential wells to get a general idea of local

groundwater production rates. Well yields at the time of well construction were recorded between 3 and 20 gallons per minute, with a median well yield of 9.5 gallons per minute. This estimate is mostly based upon a one or two-hour air-lift test. A longer test would be required to obtain a more accurate value for long-term pumping capacity. The production rate indicated on a well log will often be substantially higher than the actual sustainable pumping capacity of a given well/

- **Potential Groundwater-Dependent Habitat:** Well B drilled for this project is located approximately 400 feet from an area regionally mapped as containing vegetation that could be groundwater dependent (open coast live oak woodland). Guideline 4.2.C from the Biological Guidelines for Determining Significance have the following threshold for determining a significant impact to riparian habitat or a sensitive natural community: "The project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels." The requested biology report will be required to evaluate whether the vegetation community is groundwater dependent. Any vegetation found to be groundwater dependent will be required to be evaluated for potential groundwater impacts from proposed groundwater extraction. This could result in a severe curtailing of potential groundwater use from any wells near groundwater dependent habitat. This also may result in the requirement of identifying wells within other areas of the project site for adequate groundwater resources.
- **Any Offsite Groundwater Sources Must Be Evaluated:** If it is found that on-site groundwater resources cannot serve this project, additional water will be required from off-site source(s). It is likely that the offsite sources will be either from groundwater dependent water district(s), water company(ies), small water system(s), or individual well owner(s). Pursuant to CEQA, impacts to groundwater resources from using any of these sources must be evaluated now as part of this project. Therefore, please indicate any off-site source(s) of groundwater in which this project is considering. An appropriate evaluation of potential impacts to groundwater resources will be determined by DPLU based on the source(s) identified by the applicant.

A Project Scoping Review Meeting will be scheduled with the applicant/owner/consultants to discuss these issues and the potential resolutions.

**PROJECT ISSUE RESOLUTION PROCESS**

If you have disagreements with the requirements within this letter you should contact the project staff to resolve those issues. Upon discussion with project staff, you may have these issues referred to the Project Issue Resolution process to provide you with an opportunity to quickly and inexpensively have issues considered by senior County management. Issues considered under this procedure can include disagreements with staff interpretations of codes or ordinances, requests for additional information or studies, or disagreements regarding project related processing requirements. Please contact me to learn more about this process, the limitations, or to request an application form.

Also, please be aware that a staff initiated Project Issue Resolution (PIR) meeting will be scheduled if one or more of the following criteria is met:

1. Submittal is inadequate or does not sufficiently address staff's comments; or
2. Identified major project issues remain unresolved; or
3. A review of four or more iterations is necessary.

Note that the Department may make a recommendation for denial of your project to the appropriate decision-making authority based on inadequate progress pursuant to Section 15109 of the CEQA Guidelines if issues remain unresolved after the PIR meeting or the next iteration of submitted documentation is determined to remain inadequate.

**ESTIMATE OF DISCRETIONARY PROCESSING COSTS AND SCHEDULE**

An estimate of discretionary processing time and costs that includes several assumptions has been generated for your project and is included in Attachment B. It is estimated that \$311,553 of County fees and deposits will be required to get the project through to a hearing and/or decision. The estimated hearing/decision date for this project is August, 2014. Please note that the estimated cost and hearing/decision date is based on certain assumptions detailed in the Attachment and could be more or less than the estimate provided. If the cost and schedule assumptions prove to be incorrect, the estimate will be revised. The estimate includes only the costs to get your present application(s) to hearing/decision.

Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). To obtain an estimate of future building permit and plan check fees, parks fees, and Traffic Impact Fees, see <http://www.sdcounty.ca.gov/dplu/bldgforms/index.html#fees>.

Please note that building permits are required to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Permits are also required for plumbing, electrical, and mechanical work. A permit must be obtained prior to

construction and prior to occupancy. Failure to obtain a building permit is a violation of the County of San Diego Ordinances.

### **DEFENSE AND INDEMNIFICATION**

The Board of Supervisors may require a defense and indemnification agreement from the project owner and/or applicant on a case-by-case basis where significant risk to the County is identified in connection with the processing of a discretionary land use development project. The County will notify applicants of the requirement for a defense and indemnification agreement as early in the project processing as possible. Please see the Defense and Indemnification FAQ sheet (<http://www.sdcounty.ca.gov/dplu/docs/ZC001.pdf>) for more information.

### **DEPARTMENT RECOMMENDATION**

Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation or decision on your project. The Department of Planning and Land Use generally makes a final recommendation or decision to approve or deny a project when all planning analysis and environmental documentation is complete and, if applicable, Planning/Sponsor Group input is received.

### **DETERMINATION OF COMPLETENESS**

#### **Completeness Determination – Section 65943 of the Government Code**

DPLU has completed its initial review of your application and cannot find it complete pursuant to Section 65943 of the Government Code at this time because a Rezone map, legal description of the area to be rezoned, an application for an Agricultural Preserve Disestablishment and a project description including offsite improvements were not submitted. Please review the attached package of information which will detail how to further process your application.

#### **Completeness Determination – California Environmental Quality Act (CEQA)**

The Department of Planning and Land Use has completed its review of your AEIS and determined it not to be "complete" as defined by the CEQA. Additionally, it has been determined that there is substantial evidence that your project may have a significant adverse effect on the environment. It will be necessary to prepare and submit a draft EIR to satisfy the requirements of the CEQA.

Within the next 30 days you will receive a detailed EIR scoping letter from DPLU regarding the subjects to be analyzed in the EIR.

The County of San Diego's environmental review guidelines require that EIRs be prepared by a consultant from the County's List of Environmental Consultants (available at the Department of Planning and Land Use – Zoning Counter). Furthermore, the guidelines require that environmental technical studies be prepared by a California Licensed professional (i.e., engineer, geologist) qualified to complete the study or a

consultant from the County's List of Environmental Consultants (available at the Department of Planning and Land Use – Zoning Counter).

### **RECORDATION OF PERMIT**

Pursuant to the San Diego County Zoning Ordinance Section 7019, Permit Decisions for Administrative Permits, Density Bonus Permits, Site Plans, Use Permits, Variances, Reclamation Plans, or any modifications to these permits shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. The Recordation form, with Decision attached, will be provided immediately after the Decision determination for this project and must be signed, notarized and returned to DPLU at the initiation of the Condition Satisfaction Process, or as otherwise specified. Once received, DPLU staff shall have the document recorded at the County Recorder's Office.

### **SUBMITTAL REQUIREMENTS**

Unless other agreements have been made with County staff, you must submit all of the following items concurrently and by the submittal date listed below in order to make adequate progress and to minimize the time and costs in the processing of your application. The submittal must be made to the DPLU Zoning Counter at 5201 Ruffin Road, Suite B, San Diego, CA 92123-1666 and must include the following items:

- a. **A COPY OF THIS LETTER.** The requested information will not be accepted unless accompanied by this letter.
- b. **SUBMIT A NEW APPLICATION FOR AN AGRICULTURAL PRESERVE DISESTABLISHMENT.** You will need to schedule an appointment with the zoning counter (858-694-2262) to make your complete submittal. Please make the appointment as soon as possible, as the wait time for appointments fluctuates.
- c. **SUBMIT A LETTER ADDRESSING EACH ITEM IN THE PROJECT ISSUE CHECKLIST (Attachment A), BY REFERENCE NUMBER.** This letter must explain in detail (e.g. description of the revision and location of changes in submitted documents) how every unresolved item has been addressed in the resubmittal package.
- d. The following information and/or document(s) with the requested number of copies as specified. **The Project Number and Environmental Log Number must be clearly and visibly labeled on all submitted documents. All changes to the document(s) must be in strikeout/underline format.**



Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution (For Admin Purposes Only)
<b>Project Issue Checklist Response Letter</b>	9		Ashley Gungle (1), Dave Kahler (1), Air Quality Specialist (1), Cultural Resources Specialist (1), Hazards Specialist (1), DPLU Fire Marshal (1), Groundwater Geologist (1), Noise Specialist (1) DPW (1) Business Rule: Project Issue Checklist Response Letter
<b>Special Handling Form –</b> Mandatory for projects with Major Project Issue(s). Must be signed by DPLU Project Manager.	1		Business Rule: DPLU-341
<b>Amended Project Description</b>	4		Ashley Gungle (1), DPLU Fire Marshal (1), DEH (1), DPW (1) Business Rule: Project Description
<b>Revised Plot Plan</b> <ul style="list-style-type: none"><li>Plans must be folded to 8-1/2 x 11 maximum with the lower right hand corner exposed</li><li>If multiple pages, sheets must be stapled together.</li></ul>	5		Ashley Gungle (1), Dave Kahler (1), DPLU Fire Marshal (1), DPW (1), Boulevard CPG (1) Business Rule: Plot Plan
<b>Conceptual Landscape Plan</b>	2		Ashley Gungle (1), Dave Kahler (1) Business Rule: Landscape Plans
<b>Revised Preliminary Grading Plan (with Supporting Information )</b>	5		Ashley Gungle (1), DPW (2), DEH (1), Boulevard CPG (1) Business Rule: Grading Plan

<b>Information/Document</b>	<b># of Copies</b>	<b>CD or Flash Drive with Word and PDF Doc</b>	<b>Document Distribution</b> <i>(For Admin Purposes Only)</i>
<b>Revised Land Use Consistency Analysis</b>	2	1 PDF	Ashley Gungle (2) Business Rule: Land Use Analysis
<b>Revised Resource Protection Study</b>	2	1 PDF	Ashley Gungle (2) Business Rule: Resource-Protection-Study
<b>Revised Visual Impact Analysis</b>	2	1 PDF	Ashley Gungle (2) Business Rule: Visual-Impact-Report
<b>Revised Air Quality Study</b>	2	1 PDF	Ashley Gungle (1), Air Quality Specialist (1) Business Rule: Air Quality Report
<b>Revised Biological Resources Report</b>	2	1 PDF	Ashley Gungle (2) Business Rule: Biological-Resource-Report
<b>Revised Cultural Resources Evaluation</b>	2	1 PDF	Ashley Gungle (1), Cultural Resources Specialist (1) Business Rule: Cultural-Resource-Report
<b>Limited Phase II Environmental Site Assessment</b>	2	1 PDF	Ashley Gungle (1), Hazards Specialist (1) Business Rule: Hazardous Materials Environmental Site Assessment
<b>Revised Fire Protection Plan</b>	4	1 PDF	Ashley Gungle (1), DPW (1), Local Fire Protection District (1), DPLU Fire Marshal (1) Business Rule: Fire Protection Plan
<b>Groundwater Investigation</b>	2	1 PDF	Ashley Gungle (1), Groundwater Geologist (1) Business Rule: Groundwater Report
<b>Revised Noise Analysis</b>	2	1 PDF	Ashley Gungle (1), Noise Specialist (1) Business Rule: Acoustical/Noise Report
<b>Rezone Plot Plan</b>	2		Ashley Gungle (2) Business Rule: Plot Plan

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution (For Admin Purposes Only)
<b>Typed Legal Description of the Area to be Rezoned</b>	1		Ashley Gungle (1) Business Rule: Legal Description
<b>SDGE Confirmation Regarding Easements</b>	1		Ashley Gungle (1) Business Rule: Misc Correspondence- External
<b>Revised Stormwater Management Plan</b>	2	1 PDF	Ashley Gungle (1), DPW (1) Business Rule: Minor SWMP
<b>Revised Drainage Study</b>	2		Ashley Gungle (1), DPW (1) Business Rule: Hydrology
<b>Memorandum of Understanding for Archaeological Resources and Groundwater Resources</b>	1		Ashley Gungle (1) Business Rule: MOU
The staff turnaround goal for review of the requested information/document is 30 days.			

\*Please contact me in advance for a Special Handling Form if you wish to submit other documents not specifically listed above.

e. Deposits:

AGENCY	ACCOUNT NUMBER	DEPOSIT AMOUNT
DPLU	11-0162790	\$30,000
DPW	11-0162790	\$10,000
<b>TOTAL ADDITIONAL DEPOSITS</b>		<b>\$40,000</b>

\* Refer to the attached "Estimate of Discretionary Processing Time and Cost" for a complete estimate of project costs through hearing /decision.

**SUBMITTAL DUE DATE:** In order to maintain adequate progress and be consistent with the Estimate of Discretionary Processing Time and Cost (attached), DPLU recommends that all of the information requested in this letter be submitted by **October 1, 2012**. If you are unable to submit the requested information by the above date, please contact your DPLU Project Manager to submit a due date extension notification. Notification must be submitted in writing and be signed and dated by the project applicant. The notification must include a revised submittal date and a brief rationale for the extension.

The Department's goal is to help facilitate the efficient and timely processing of each application. If, however, a project becomes delayed due to excessive project inactivity

July 16, 2012

or account deficit, Board Policy I-137 will apply; please refer to the Board Policy I-137 at <http://www.sdcounty.ca.gov/dplu/docs/Inactive Case Board Policy-11.3.09.pdf> and the FAQ sheet at <http://www.sdcounty.ca.gov/dplu/docs/907.pdf> for the Processing of Inactive and Deficit Projects.

If you have any questions regarding this letter or other aspects of your project, please contact me at (858) 495-5375.

Sincerely,



Ashley Gungle, Project Manager  
Project Planning Division

cc: AECOM, Dale Gauthier, 440 Stevens Avenue, Suite 250, Solana Beach, CA  
92075

email cc:

Ed Sinsay, Team Leader, Department of Public Works  
Maryanne Vancio, Department of Parks and Recreation  
Jarrett Ramaiya, Planning Manager, Department of Planning and Land Use  
Boulevard Community Planning Group, Donna Tisdale,  
[donnatisdale@hughes.net](mailto:donnatisdale@hughes.net)  
[Patrick.BROWN@soitec.com](mailto:Patrick.BROWN@soitec.com)  
[dhochart@dudek.com](mailto:dhochart@dudek.com)  
Visual, [msweesy@dudek.com](mailto:msweesy@dudek.com)  
Biology, [bortega@dudek.com](mailto:bortega@dudek.com)  
Air Quality, [ddeckman@dudek.com](mailto:ddeckman@dudek.com)  
Noise, [mkomula@dudek.com](mailto:mkomula@dudek.com)  
Fire, [mhuff@dudek.com](mailto:mhuff@dudek.com)  
Cultural, [mhale@dudek.com](mailto:mhale@dudek.com)

**SCOPING LETTER MATRIX**

<b>Attachment</b>	<b>Item</b>
<b>A</b>	<b>Project Issue Checklist</b>
<b>B</b>	<b>Estimate of Discretionary Processing Time and Cost</b>
<b>C</b>	<b>Scope for Conceptual Landscape Plan Requirements</b>
<b>D</b>	<b>Scope for Phase II Environmental Site Assessment</b>
<b>E</b>	<b>Scope for Groundwater Resources</b>
<b>F</b>	<b>Draft Project Conditions – DPR</b>
<b>G</b>	<b>Draft Project Conditions – DPW</b>
<b>H</b>	<b>Letter from SDGE</b>

Comments from the Boulevard Community Planning Group and the Department of Homeland Security have not yet been received. Comments will be forwarded to you if any issues are identified.

**ATTACHMENT A**  
***PROJECT ISSUE CHECKLIST***

The Project Issue Checklist that follows details the specific changes and comments that are required to proceed with your project application. This checklist will be used throughout the process to track requests for information and satisfaction of project requirements.

Please note that the resubmittal of requested information must be accompanied by a separate letter addressing each item in the Project Issue Checklist. The letter must explain in detail how the comment was addressed and where (e.g. in what documents, where on the map/plot plan, etc.). County staff will use this letter to verify whether each comment in the checklist has been adequately addressed. If you have any questions about any of the comments in the checklist, please contact your project manager.

# ATTACHMENT A PROJECT ISSUE CHECKLIST

**PROJECT NAME:** Tierra Del Sol Solar

**Project Number(s):** REZ 12-005, P12-010

**DPLU (Department of Planning and Land Use) Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Major Project Issue	<p><b>Offsite Impacts:</b> The project site is over 6 miles from the Boulevard Substation which will be the point of interconnection for this project. The route of interconnection has not yet been formalized nor incorporated into the project design or technical studies. The applicant has acknowledged that lack of this information with the project submittal will likely lead to additional costs as well as schedule delays. The next iteration submittal is required to detail the offsite route of connection to the Boulevard Substation and must address all offsite impacts. Each technical study must include analysis and appropriate mitigation for all offsite impacts.</p>		7/16/12	
1 - 2	Major Project Issue	<p><b>Boulevard Community Plan Consistency:</b> As noted in the Major Pre-application Letter dated January 12, 2011, the Boulevard Community Plan has several policies that prohibit the proposed project. These policies could be amended by the Board of Supervisors if the County's proposed Wind Ordinance regulations are adopted. However, at this time the proposed project does not comply with the following six Boulevard Community Plan issue statements and policies[1]:</p> <p>a. Issue LU 1.1 The ability to experience open spaces, extensive views to local and distant horizons, abundant wildlife and unfragmented habitat, grazing livestock, and a sense of stepping back in time, is essential to preserving Boulevard's rural and rustic quality of life and community character. Industrial scale structures (above two stories), facilities, and projects that are often built to provide services in urban areas, projects should not degrade and detract from the stunning visual resources, clutter free horizons, and the rural quality, character and atmosphere that attracts residents, visitors, and outdoor enthusiasts to Boulevard and the backcountry.</p> <p>b. Policy LU 1.1.1 Prohibit higher density, clustered subdivisions or industrial-scale projects or facilities that induce growth and detract from, or degrade, the limited groundwater resources, water and air quality, visual and natural resources, abundant wildlife, and historic rural character of the Boulevard area.</p>		7/16/12	

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DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
		<p>c. Issue LU 1.3 Regional infrastructure, public facilities, and industrial scale energy generation and transmission projects are often proposed in rural and low-income areas. These large projects can degrade and fragment ranch lands, neighborhoods, highly valued visual resources, scenic viewsheds, ridgelines, and native habitat, including those on tribal, public and protected lands.</p> <p>d. Policy 1.3.1 Encourage and promote local and on-site energy conservation, residential-scale renewable energy production, and zero waste recycling goals that will help eliminate the need for industrial scale projects and facilities.</p> <p>e. Policy LU 1.3.2 Require development, including regional infrastructure, and public facilities, and industrial scale energy generation and transmission projects, to comply and maintain the rural bulk and scale in accordance with Boulevards community character.</p> <p>f. Policy CM 8.6.2 Encourage the use of solar and residential scale wind turbines, while discouraging new energy corridors for new transmission lines and fuel pipelines in fire prone and groundwater dependant areas.</p> <p>Consistent with other renewable energy projects in the area, County staff will require the Rugged Solar project to underground its transmission lines, including the 125 foot 69 kV transmission line. Additionally, if the proposed project does not comply with the specific Boulevard Community Plan policies, the Department will recommend denial. The Department will allow you to continue processing the application until such time that the General Plan Amendment for the Wind Ordinance is decided by the Board. [1] For more information, please see Draft General Plan Analysis Report (June 15, 2012), Prepared by County Staff</p>		7/16/12	



**ATTACHMENT A  
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1 - 3	Major Project Issue	<b>Major Use Permit Findings:</b> Based on Staffs' initial review of your proposal, Major Use Permit findings, (particularly in regards to bulk, scale and coverage), appear extremely difficult to make. In the Project Issue Checklist, please provide additional, quantitative information that accurately describes the scale, bulk, coverage and intensity of the proposed CPV Panels in relation to existing uses in the area. If Major Use Permit findings cannot be made, the Department will recommend denial. The Department will allow you to continue processing the application until such time that the General Plan Amendment for the Wind Ordinance is decided by the Board.		7/16/12	
1 - 4	Major Project Issue	<b>Large Quantity Groundwater Use Proposed in Fractured Rock Aquifer:</b> The project is proposing to extract up to 80 acre-feet of water for construction use from on-site wells in an area that has nearby residential uses entirely dependent on groundwater resources. This amount of water extracted in a relatively short time frame may result in a significant impact to groundwater resources based on the County's general knowledge of limited groundwater resources available in fractured rock aquifers within San Diego County. DPLU staff pulled confidential well logs from neighboring permitted residential wells to get a general idea of local groundwater production rates. Well yields at the time of well construction were recorded between 3 and 20 gallons per minute, with a median well yield of 9.5 gallons per minute. This estimate is mostly based upon a one or two-hour air-lift test. A longer test would be required to obtain a more accurate value for long-term pumping capacity. The production rate indicated on a well log will often be substantially higher than the actual sustainable pumping capacity of a given well.		7/16/12	

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PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 5	Major Project Issue	<p><b>Potential Groundwater-Dependent Habitat:</b> Well B drilled for this project is located approximately 400 feet from an area regionally mapped as containing vegetation that could be groundwater dependent (open coast live oak woodland). Guideline 4.2.C from the Biological Guidelines for Determining Significance have the following threshold for determining a significant impact to riparian habitat or a sensitive natural community: "The project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels." The requested biology report will be required to evaluate whether the vegetation community is groundwater dependent. Any vegetation found to be groundwater dependent will be required to be evaluated for potential groundwater impacts from proposed groundwater extraction. This could result in a severe curtailing of potential groundwater use from any wells near groundwater dependent habitat. This also may result in the requirement of identifying wells within other areas of the project site for adequate groundwater resources.</p>		7/16/12	
1 - 6	Major Project Issue	<p><b>Any Offsite Groundwater Sources Must Be Evaluated:</b> If it is found that on-site groundwater resources cannot serve this project, additional water will be required from off-site source(s). It is likely that the offsite sources will be either from groundwater dependent water district(s), water company(ies), small water system(s), or individual well owner(s). Pursuant to CEQA, impacts to groundwater resources from using any of these sources must be evaluated now as part of this project. Therefore, please indicate any off-site source(s) of groundwater in which this project is considering. An appropriate evaluation of potential impacts to groundwater resources will be determined by DPLU based on the source(s) identified by the applicant.</p>		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

<b>DPLU (Department of Planning and Land Use) Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
2 - 1	Project Description	There are several good objectives identified in Section 1.1 of this report. However, elsewhere in the report it should be made clear how the objectives will be evaluated. Please provide additional information explaining how the following objectives will be measured and/or evaluated: Reduce GHG associated with conventional generation of electricity; Support the local economy through creation of short-term and long-term high skill jobs; Provide a new energy supply to help meet San Diego County's planned growth and future generation needs; Enhance local and state economy by using equipment that is largely manufactured in SD County		7/16/12	
2 - 2	Project Description	Section 1.3 Project Location. The revised project description must include the information on the offsite parcels included in the gen-tie route.		7/16/12	
2 - 3	Project Description	Section 1.4 Project Description, Bullet 1. Please clarify the length of lines that will be placed underground as well as the length of lines that are proposed overhead. A simple graphic showing underground lines in one color and overhead lines in another would be helpful. Please also specify how many overhead poles would be required.		7/16/12	
2 - 4	Project Description	Section 1.4 Project Description. Please provide a bullet discussing onsite water storage tanks.		7/16/12	
2 - 5	Project Description	Section 1.4.2.2 Off-Site Private Transmission Facilities. This section should be updated with the final offsite transmission alignment information. As noted in the major project issues section above, consistent with other renewable energy projects in the area, County staff will require the Tierra Del Sol Solar project to underground its transmission lines.		7/16/12	
2 - 6	Project Description	Section 1.4.2.3.4 Internal and External Access Roads. Please revise this section to incorporate the County Fire Marshal's comments in the FPP. The County Fire Marshal has asked for additional east-west fire apparatus access roads that will be spaced no further than 600 feet apart. This section should also clarify how emergency personnel will be able to distinguish between fire apparatus access roads and the maintenance roads.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010			
DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 -	7	Project Description	Section 1.8 Water Use. This section should be updated pending the completion of the groundwater study.		7/16/12	
2 -	8	Project Description	Pending additional comments in this letter, the project description should be updated to reflect the most current project description.		7/16/12	
3 -	1	General Plan Conformance	Land Use Map: The General Plan Designation for the Project Site is RL-80. The project is a major use permit for a proposed solar facility, which is allowed in the RL-80 General Plan land use designation.	Informational Only	7/16/12	
3 -	2	General Plan Conformance	County staff has drafted a General Plan Amendment Report which indicates that the proposed project is consistent with Goals and Policies of the Regional Elements.	ONGOING	7/16/12	
3 -	3	General Plan Conformance	County staff has drafted a General Plan Amendment Report which indicates that the proposed project is consistent with Mountain Empire Subregional Plan.	ONGOING	7/16/12	
3 -	4	General Plan Conformance	County staff has drafted a General Plan Amendment Report which indicates that the proposed project IS NOT CONSISTENT with several policies and issue statements in the Boulevard Community Plan. Please note that if the project is not redesigned to comply with these policies, the Department will move the project forward for denial.		7/16/12	
4 -	1	Zoning Ordinance	Zoning for the site is S-92, General Rural Use Regulations and A70, Limited Agricultural Use Regulations, both of which allow Major Impact Utilities and Services with approval of a Major Use Permit.	Informational Only	7/16/12	
5 -	1	Board Policies	The following County Board of Supervisors Land Use Policies apply to this project: I-17 (Right-of-Way Dedication and Public Improvement Requirements in Connection with Zone reclassifications), I-18 (Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits), I-38 (Agricultural Preserves), I-111 (Land Use Policy for Discretionary Permits Adjacent to the International Border) and I-136 (Comprehensive Goals and Policies for Community Facilities Districts)		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010		
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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 1	Plot Plan	Sheet C-101. Please show the required zoning setbacks on the plot plan. Please also confirm that fencing does not encroach into the setbacks.		7/16/12	
6 - 2	Plot Plan	The plot plan indicates a coverage ratio of 16%. Additional information has been requested for the required Major Use Permit findings regarding coverage. The coverage should be revised to match that analysis.		7/16/12	
6 - 3	Plot Plan	Sheet C-101. The substation and O&M building are shown in phase II of the project. Please conform that these structures will not need to be constructed until phase II or move them into phase I.		7/16/12	
6 - 4	Plot Plan	Sheet C-102. A reference to "10" and "11" (in triangles) re made on this sheet but are not included in the legend. Please clarify.		7/16/12	
7 - 1	Preliminary Grading Plan	Please see DPW comments below.		7/16/12	
8 - 1	Agricultural Preserve	The northern portion of the project site is located in an agricultural preserve (AP77-46) and includes an "A" special area designator. A portion of the site was formerly in an agricultural contact but filed for non-renewal in 1988. In accordance with the agricultural preserve language, the proposed solar use is not an allowed use. Therefore, a Rezone (as applied for) will be required to remove the "A" special area designator and an Agricultural Preserve Disestablishment (to be submitted) will be require to remove the site from the preserve. Please submit an application for an Agricultural Preserve Disestablishment ( <a href="http://www.sdcounty.ca.gov/dplu/zoning/formfields/ESUB_AG_Disestablishment.pdf">http://www.sdcounty.ca.gov/dplu/zoning/formfields/ESUB_AG_Disestablishment.pdf</a> ).		7/16/12	
8 - 2	Agricultural Preserve	Based on a review of the site, there is no history of agricultural production in last 5 years, there is no FMMP designation (other) and there are no current agricultural or grazing operations on the site. Therefore, the site is not an agricultural resource.	Informational only		

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010		
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9 - 1	Air Quality	Executive Summary - This section should include all project design measures and proposed mitigation (if applicable), consistent with DPLU <i>Guidelines for Determining Significance and Report Format and Content Requirements</i> . Please revise.		7/16/12	
9 - 2	Air Quality	Executive Summary - Please include a summary of all project impacts including impacts to sensitive receptors, odor impacts, and cumulative impacts in this section.		7/16/12	
9 - 3	Air Quality	Section 1.2 - Project grading would include approximately 694,450 cubic yards of balanced cut and fill. Fugitive dust emissions for the project reported in the Study do not account for any cut/fill volumes. Emissions are only based on site disturbance acreage. Emissions must be estimated based on this additional level of detail and reported in the Study. The project description should also be updated with this information.		7/16/12	
9 - 4	Air Quality	Section 1.2 - The Project Description provided by the Applicant states that the project requires a 138 kV private transmission line (Gen-Tie) to interconnect into the Boulevard Substation. Tables in Appendix A show the emissions for various construction activities. However, a phase addressing the construction of the Gen-Tie line is not included. The analysis needs to address the regional and localized impacts of this activity on offsite sensitive receptors. The Project Description also states that helicopters may be used to deliver equipment, position poles and structures, string lines, and position aerial markers, as required by Federal Aviation Administration (FAA) regulations for project operations and maintenance. This source of emissions also needs to be addressed in the Study. Please update the Study with these analyses.		7/16/12	
9 - 5	Air Quality	Section 1.2 - Please identify the source for the water anticipated to be used during construction and operational activities. If water will be obtained from an offsite location, the transport of water (if by trucks) needs to be included in the emissions estimates.		7/16/12	
9 - 6	Air Quality	Section 1.2 - Please identify all project design features that would be incorporated to reduce fugitive dust emissions during construction and operations.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

<b>DPLU (Department of Planning and Land Use) Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
9 - 7	Air Quality	Section 2.1 - This section should identify existing onsite uses, if any, surrounding land uses (including sensitive receptors in the project vicinity), and topography of the site consistent with County Report Format and Content Requirements. It should be stated if the existing structures onsite would be demolished as part of the project.		7/16/12	
9 - 8	Air Quality	Section 2.2 - The San Diego Air Basin is designated as a maintenance area for the federal CO standard. Please include this designation in the section.		7/16/12	
9 - 9	Air Quality	Section 2.2 - Please include a summary of microscale meteorological conditions including temperature, precipitation, and prevailing wind patterns in the project area, consistent with County guidance.		7/16/12	
9 - 10	Air Quality	Section 2.3.3 - The "SDAPCD 1969" reference for Rule 51 is missing from the references list in Section 6.0. Please update.		7/16/12	
9 - 11	Air Quality	Section 2.3.3 - Please specify that County Code Section 87.428 is part of the San Diego County Grading, Clearing and Watercourses Ordinance.		7/16/12	
9 - 12	Air Quality	Section 2.4.1 - Please include a brief discussion of diesel particulate matter under the "Toxic Air Contaminants" section.		7/16/12	
9 - 13	Air Quality	Section 2.4.3 and Table 3 - Ambient air quality monitoring data is available for the year 2011. Please update table contents to reflect most recent available data.		7/16/12	
9 - 14	Air Quality	Section 3.0, Table 5 - San Diego County's threshold of significance for VOCs is 75 lb/day based on the Guidelines for Determining Significance, not 137 lb/day as reported in the table. Please update the table, the source cited, and analysis to use the correct threshold.		7/16/12	
9 - 15	Air Quality	Section 4.1.2 - This section states that consistency of a project with the RAQS is analyzed by assessing its consistency with the County's General Plan. However, this analysis not provided in the section. Please identify the site designation in the General Plan and describe how the project is consistent with the same, in addition to the growth analysis provided.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
9 - 16	Air Quality	Section 4.2.1.2 - Please describe why two different versions of the Off-Road model were used in the analysis. If the 2011 version was used to update certain parameters in the 2007 version, this needs to be explained in the Study.		7/16/12	
9 - 17	Air Quality	Section 4.2.1.2 - Please see previous comment regarding the soil cut/fill operations. The section states that fugitive dust emissions were estimated based on a daily disturbed area of 10 acres. The project would involve a balanced cut/fill operation of 694,450 cubic yards. Fugitive dust emissions from cut and fill operations are different than surface disturbance due to the excavation and movement of soil involved. The Study needs to estimate fugitive dust emissions based on the cubic yards of soil handling.		7/16/12	
9 - 18	Air Quality	Section 4.2.1.2 - The section states that dust emissions from vehicle travel on paved roads were estimated based on Section 13.2.1 of AP-42. However, no mention is made of such emissions from vehicle travel on unpaved roads. Please include emissions from vehicle travel on unpaved roads onsite and for any unpaved access roads. The emissions calculations for paved roads are shown in Appendix A. However, the VMT value used to estimate these emissions is not disclosed. Please provide complete calculations data to allow for review.		7/16/12	
9 - 19	Air Quality	Section 4.2.1.2 - This section needs to include assumptions used for analyzing truck trips during construction, including truck trips to transport project materials (solar panels etc.). Tables in Appendix A show certain trips distances for each types of trip with footnote references. However, footnotes are not included in the tables to support the use of a certain trip distance. Please update both the Appendix and text of the Study.		7/16/12	
9 - 20	Air Quality	Tables 6 and 7 - Please update the VOC threshold based on previous comments.		7/16/12	
9 - 21	Air Quality	Section 4.2.1.3 - Please include the frequency of soil binding agent application in the design consideration.		7/16/12	



**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

<b>DPLU (Department of Planning and Land Use) Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
9 - 22	Air Quality	Section 4.2.2.2 - Please provide the trips distances used for operations and maintenance vehicle trips along with any assumptions used to arrive at the numbers.		7/16/12	
9 - 23	Air Quality	Section 4.2.2 - This section does not address the potential for fugitive dust emissions from long-term operation of the project. Please include a discussion of these emissions along with standard County-recommended measures to control dust after construction is complete.		7/16/12	
9 - 24	Air Quality	Section 4.3.1.2 - This section needs to identify other projects in the cumulative area that are mentioned to address the impacts, along with approximate distances from the proposed project. A discussion of cumulative impacts related to exhaust emissions of pollutants other than PM10 and PM2.5 also needs to be included in the section.		7/16/12	
9 - 25	Air Quality	Section 4.3.2 - The section relies on the project's conformance with the County General Plan to conclude that operational emissions are not cumulatively considerable. However, as stated in a previous comment, no such analysis is provided. Please update.		7/16/12	
9 - 26	Air Quality	Section 4.4.1 - The discussion of health risk impacts from construction-related diesel PM does not demonstrate that the project would not exceed the County's threshold of 1 in 1 million for incremental cancer risk without application of T-BACT. While exposure durations related to construction are limited, it is possible for sensitive receptors to be exposed to risks in excess of this threshold during periods of intense construction activity, especially since the nearest receptor is directly adjacent to the project site. It is recommended that a screening-level health risk assessment be conducted to determine if application of T-BACT is required for the project, consistent with other projects of similar nature and magnitude.		7/16/12	
9 - 27	Air Quality	Section 5.2.2 - SF6 is typically used to provide insulation to various substation components. The section states that the project does not include any equipment that uses SF6. Please describe how insulation would be provided at the substation to support the conclusion that no SF6 will be used.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010		
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9 - 28	Air Quality	Please include a Section 6.0 to provide "Summary of Recommended Project Design Features, Impacts, and Mitigation Measures" consistent with County Report Format and Content Requirements.		7/16/12	
10 - 1	Biological Resources	Staff has reviewed the Biological Resources Report dated June 2012 prepared by Dudek and submitted to the County on June 15, 2012. The report requires revisions as detailed in the following comments.		7/16/12	
10 - 2	Biological Resources	The project's biological impacts are proposed to be fully mitigated through offsite mitigation. The Biological Resources Report has not identified the location of the offsite mitigation. The applicant must identify in the Biological Resources Report where offsite mitigation is proposed for staff's review. If the off-site mitigation will be through the purchase and preservation of other off-site land, please provide sufficient information for staff to evaluate the off-site resources and the means to preserve the resources in perpetuity.		7/16/12	
10 - 3	Biological Resources	Cover Page. Please add the project numbers as well as the phrase "prepared for the County of San Diego". Please also change the County contact to Ashley Gungle.		7/16/12	
10 - 4	Biological Resources	The next iteration of the report must be updated to include analysis of offsite impacts and must propose appropriate mitigation.		7/16/12	
10 - 5	Biological Resources	The report indicates that summer rare plant surveys were conducted in June/July 2012. This additional information must be provided in the next iteration of the report.		7/16/12	
10 - 6	Biological Resources	The report indicates that a separate report will be provided for golden eagles. The next iteration of the report must be accompanied by this report. Additional comments will be provided once the report is submitted.		7/16/12	
10 - 7	Biological Resources	Table 1-2. The holland code for granitic chamise chaparral should be revised to 37210.		7/16/12	
10 - 8	Biological Resources	Section 1.4.2.7. Non-native woodland (79000) is considered a sensitive habitat by the County Guidelines for Determining Significance and requires a 3:1 mitigation ratio. Please update this section and propose mitigation for the impacts.		7/16/12	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

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<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
10 - 9	Biological Resources	Section 1.4.4. This section states that wetland features within the project area provide habitat to amphibian and invertebrate species. This sentence contradicts with the remainder of the report. Please clarify.		7/16/12	
10 - 10	Biological Resources	Based on a site visit completed by County staff and the applicant, it appear that the area mapped as "open water" may not meet the criteria for an RPO wetland per Section 86.602(q)(2)(aa). Please include rational for each finding in this section (i) through (iv) in Section 1.4.7 of the report. Based on the ability to make each of these findings, the remainder of the report should be updated to reflect that the site does not contain RPO wetlands.		7/16/12	
10 - 11	Biological Resources	Section 1.4.8. This section mentions that the wildlife movement is constrained due to existing fencing. Please discuss the type of existing fencing, the types of wildlife that can currently pass through the fencing, the proposed fence type and the wildlife species that could be precluded from using the site due to the change in fence type.		7/16/12	
10 - 12	Biological Resources	Species specific mitigation is required for group A and B species. Please revise discussion to include mitigation measures under Section 3.4 and 8 to reduce significant species impacts below significant. Ratios for A and B species range from 1:1 for B and 2:1 or 3:1 for A species depending on their sensitivity.		7/16/12	
10 - 13	Biological Resources	Figures 9A and 9B. These figures contains a yellow dot on the map that is not included in the legend. Please clarify.		7/16/12	
10 - 14	Biological Resources	Cumulative impacts have not been addressed and will be provided in the EIR. Additional comments and potential design changes may be forthcoming once cumulative analysis is provided.		7/16/12	
10 - 15	Biological Resources	Add a breeding season avoidance condition to address potential impacts to group 1 animal species and potential impacts to raptor tree and ground nesting.		7/16/12	
10 - 16	Biological Resources	Table 4-1. The County does not support the reduced mitigation ratios for big sagebrush scrub and red shank chaparral. A sufficient argument has not been made to justify the deviation from the County Guidelines. Please revise the mitigation to comply with the Guidelines.		7/16/12	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

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<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
10 - 17	Biological Resources	Table 4-1. Several habitat types include (*) after them but no explanation is provided in the footnotes.		7/16/12	
10 - 18	Biological Resources	Table 4-1. proposed a 1:1 mitigation ratio for flat-topped buckwheat. Please provide justification why the flat-topped buckwheat is low quality in accordance with the NCCP and why a higher ratio is not warranted.		7/16/12	
10 - 19	Biological Resources	Section 4.2.3. This section must be updated if necessary after completion of the groundwater investigation.		7/16/12	
10 - 20	Biological Resources	Section 6.2.6. Please expand on this section. More details should be provided regarding wildlife movement corridors outside of the project area that are being utilized.		7/16/12	
10 - 21	Biological Resources	Section 7.2.6. Clarify that the project is outside of the approved South County MSCP.		7/16/12	
10 - 22	Biological Resources	The proposed location of the on-site or off-site mitigation was not provided in the Biological Resources Report. If the off-site mitigation will be through the purchase and preservation of other off-site land, please provide sufficient information for staff to evaluate the off-site resources and the means to preserve the resources in perpetuity.		7/16/12	
11 - 1	Community Character & Land Use Consistency Analysis	Introduction. Please define your study area and include a justification for choosing the selected study area.		7/16/12	
11 - 2	Community Character & Land Use Consistency Analysis	Introduction. Please clarify that a Rezone "will" be required and also mention that an Agricultural Preserve Disestablishment will be required as well.		7/16/12	
11 - 3	Community Character & Land Use Consistency Analysis	Section 1.2 Project Description. This section must be updated with information regarding the alignment of the offsite connection to the Boulevard substation.		7/16/12	
11 - 4	Community Character & Land Use Consistency Analysis	Section 1.3 Physical Setting. Please state how tall and how many 500 kV transmission towers are associated with the Southwest Powerlink.		7/16/12	
11 - 5	Community Character & Land Use Consistency Analysis	Section 1.3 Physical Setting. Please state how many miles away the large-scale Casino is from the project site.		7/16/12	
11 - 6	Community Character & Land Use Consistency Analysis	Section 1.3 Physical Setting. Please explain where the Campo Reservation wind turbines are located and how far it is from the project site.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

<b>DPLU (Department of Planning and Land Use) Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
11 - 7	Community Character & Land Use Consistency Analysis	Section 1.3 Physical Setting. Please quantify how many Met Towers are in the study area boundary and detail how tall each MET facility is.		7/16/12	
11 - 8	Community Character & Land Use Consistency Analysis	Section 2.1 General Plan and Subregional Plan Consistency Analysis: Please refer the reader to the Tierra Del Sol Solar General Plan Analysis Report prepared by County staff.		7/16/12	
11 - 9	Community Character & Land Use Consistency Analysis	Please remove Table 2 in its entirety. This information will serve as the basis for County Staffs' GP Report.		7/16/12	
11 - 10	Community Character & Land Use Consistency Analysis	Section 2.1.1 San Diego County General Plan. Please update Figure 4 to reference the General Plan Update Land Use designations (e.g. RL-80).		7/16/12	
11 - 11	Community Character & Land Use Consistency Analysis	Section 2.1.2 Please refer the reader to the General Plan Report prepared by staff and delete Table 3 in its entirety.		7/16/12	
11 - 12	Community Character & Land Use Consistency Analysis	Section 2.1.3 Please refer the reader to the General Plan Report prepared by staff and delete Table 4 in its entirety.		7/16/12	
11 - 13	Community Character & Land Use Consistency Analysis	Section 3.1 Factors Considered in Assessing Community Character. On number 3, delete the reference to "draft General Plan Update".		7/16/12	
11 - 14	Community Character & Land Use Consistency Analysis	Section 3.1.1 Existing Character of the Community. Please provide more details on the referenced "storage yards" and "small commercial businesses".		7/16/12	
11 - 15	Community Character & Land Use Consistency Analysis	Section 3.1.1 Existing Character of the Community. Please detail the height of the existing US/Mexico international border fence.		7/16/12	
11 - 16	Community Character & Land Use Consistency Analysis	Section 3.1.1 Project Site and Surrounding Land Uses. Please quantify how many wind turbines are part of the Kumeyaay Wind Farm		7/16/12	
11 - 17	Community Character & Land Use Consistency Analysis	Section 3.1.3 Consistency with Land Use Plans. Please refer the reader to the Tierra Del Sol Solar General Plan Report prepared by staff.		7/16/12	
11 - 18	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. The mitigation discussed in the Visual Study has not been incorporated into the project design. The mitigation should be incorporated or this sentence should be removed.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010			
DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item	No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
11 -	19	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. Please remove the term "urban land uses" in this section and throughout the document. Instead, refer to them as ... "large scale energy generation/transmission projects" that are present and planned...		7/16/12	
11 -	20	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. This section refers to land "designated" for renewable energy development. Please clarify whether this is meant to mean land "planned" for renewable energy development as "designated" makes it sound as though the zoning allows for the use by right.		7/16/12	
11 -	21	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. Please include a discussion that differentiates between visual impacts associated with proposed overhead utility lines, and visual impacts associated with the proposed solar panels. The discussion should clarify how many overhead lines are proposed on the project site (numeric # and distance), as well as how much of the utility line will be undergrounded (distance). Please note Major Project Issue 2 which specifies that all transmission lines be undergrounded.		7/16/12	
11 -	22	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. This section should discuss Old Highway 80 (County designated scenic highway) in addition to Interstate 8.		7/16/12	
11 -	23	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. In addition to referencing the Visual Resources Report, please summarize what the proposed mitigation for visual impacts would be.		7/16/12	
11 -	24	Community Character & Land Use Consistency Analysis	Section 3.1.7 Landscaping. Per the recommendations for landscaping in the Visual Analysis, a landscape plan will be required. Please update this section to discuss proposed landscaping.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
11 - 25	Community Character & Land Use Consistency Analysis	Section 4.0 Table 7 #1 - The Draft Major Use Permit findings are inadequate. Please provide useful, quantitative information that accurately describes the scale, bulk coverage and intensity that staff can rely on to help make Major Use Permit findings. For example, what would be the coverage of the project site when solar panels are positioned horizontally in "stow" mode? How does this coverage compare with the surrounding single family residences, Met Towers, etc. In terms of scale, if the panels are less than 30 feet in height, how would 2,529 trackers compare with existing single family residences in the area, or other uses in the area. How many acres would be left undeveloped? Would undeveloped acreage be used as a buffer help to harmonize the proposed project with the existing character of the area? Please remove unnecessary "filler" information such as # of employees, traffic, grading, noise, lighting etc.		7/16/12	
11 - 26	Community Character & Land Use Consistency Analysis	Section 4.0 Table 7 #3 - The harmful effect, if any, on the desirable neighborhood character. Generally, this section is adequate, however, some additional details regarding the harmful effect to the visual environment should be included. If applicable, the project should specify the amount of landscaping and the level of screening that the project would be providing to minimize undesirable visual impacts to the existing character. If not, the discussion should explain in detail how the majority of the project site will be obscured by intervening topography, etc.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

<b>DPLU (Department of Planning and Land Use) Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
12 - 1	Cultural Resources	Staff has reviewed the cultural resources report titled, "Archaeological Survey and Evaluation for the Tierra Del Sol LLC Project, San Diego County, California", dated June 2012, prepared by Micah Hale of Dudek and Associates. The report provides the results of a cultural resource survey to determine the presence of cultural resources and test program to determine the significance of 18 sites and isolates located within the project area: (CA-SDI-6999; CA-SDI-7000; CA-SDI-20,650; CA-SDI-20,651; CA-SDI-20,652; CA-SDI-20,653; CA-SDI-20,654; CA-SDI-20,655; CA-SDI-20,656; CA-SDI-20,657; CA-SDI-20,658; CA-SDI-20,659; CA-SDI-20,660; P-37-032649; P-37-032650; P-37-032651; P-37-032652; and P-37-032653). Testing of all of the sites located within the project area determined that the sites are not important resources. The report requires revisions as detailed in the following comments.		7/16/12	
12 - 2	Cultural Resources	Please provide all changes in strikeout-underline format and submit electronically as a Microsoft Word document.		7/16/12	
12 - 3	Cultural Resources	Comments are provided in strike-out underline format for your review. Please accept changes or edit them accordingly.		7/16/12	
13 - 1	Evidence of Legal Lot	The proposed project site was legally created per BC 94-0151, Parcels A and B.		7/16/12	7/16/2012
14 - 1	Fire	The proposed project is a 60 MW concentrated solar photovoltaic energy plant comprised of approximately 2,529 CPV trackers covering approximately 420 acres on multiple parcels. Interconnection is by means of a to-be-constructed distribution line to the to-be-reconstructed Boulevard substation. The facility is located in a Very High Fire Hazard Severity Zone as determined by CAL FIRE FRAP mapping. Please accept the following comments regarding the subject project:		7/16/12	



**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
14 - 2	Fire	GENERAL PLAN CONFORMANCE- TRAVEL TIME The subject property is within the San Diego County Fire Authority (SDCFA). The closest fire station is the Boulevard Volunteer Fire Department. The station is staffed 24 hours a day with volunteer emergency personnel. The fire station is approximately 5.9 miles from the furthest areas of the project and travel time to the furthest areas of the project is approximately 10.65 minutes. The project located in Rural Lands (RL-80) Development Area and per the General Plan the maximum travel time allowed to be greater than 20 minutes. Therefore, the project complies with this aspect of the General Plan.		7/16/12	
14 - 3	Fire	GENERAL PLAN CONFORMANCE- MAXIMUM ALLOWABLE DEAD-END ROAD LENGTH Section 4.2.1 states that there is no true secondary access for the project and discusses the road along the border. Provide more discussion why this requirement may be modified (e.g. the nature of the facility, few personnel onsite, no personnel sleeping at the facility, roads in the area ((border road, Teirra Del Sol connecting to Shocky Truck Trail?)), etc.		7/16/12	
14 - 4	Fire	GENERAL PLAN CONFORMANCE- IMPACT TO EMERGENCY SERVICES This project, along with all other development, has a cumulative impact on the emergency services for this community. To mitigate for this impact, the project will be conditioned to participate in the Community Facilities District currently being created by the SDCFA.		7/16/12	
14 - 5	Fire	FIRE PROTECTION PLAN We have reviewed the Fire Protection Plan prepared by DUDEK, dated June, 2012. Please accept the following comments:		7/16/12	
14 - 6	Fire	Page 18, last paragraph: Change SDCFA "CSA" to "CFD".		7/16/12	

**ATTACHMENT A**  
**PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

**DPLU (Department of Planning and Land Use) Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
14 - 7	Fire	Sec. 4.1.1 Emergency Response: The White Star Forest fire station is staffed year round through an Amador contract with the County. CAL FIRE is responsible for staffing the station during fire season, and the County pays CAL FIRE for the remainder of the year. The primary responsibility of the staff at the station is for wildfire protection. Also: CSA 111 has been formally dissolved and now a part of the SDCFA (CSA 135). Please make these clarifications.		7/16/12	
14 - 8	Fire	Sec. 4.1.1.1 Emergency Service Level: The primary responsibility for medical-related calls in the Boulevard community is the Boulevard fire station. Please revise. Also: Land Use Category RL-80 allows travel times greater than 20 minutes. Please revise.		7/16/12	
14 - 9	Fire	Section 4.2 Fire Access: Access within the project is inadequate. Fire apparatus access roads are to be a minimum of 24 feet wide improved, all-weather and capable of supporting 50,000 lbs. Moreover, the majority of internal access roads are north-south—some approaching a half mile in length—with limited ability to travel east-west within the project. Provide additional east-west fire apparatus access roads spaced no further than 600 feet apart. Also: How are emergency personnel going to be able to distinguish between fire apparatus access roads and the maintenance roads that are not designed to support fire apparatus? Please provide discussion. Revise discussion in the FPP and show, with road sections, on the plot plans.		7/16/12	
14 - 10	Fire	Section 4.3 Water: The O&M Building will be protected by an automatic fire sprinkler system designed per NFPA 13. The water storage at the O&M Building shall be sized per the demand of the fire sprinkler system.		7/16/12	
14 - 11	Fire	Chapter 5.0 Mitigation Measures: Add that a main switch will be provided at the main gate near the directory that will allow emergency personnel to switch all the trackers into the stow mode.		7/16/12	
14 - 12	Fire	Appendix F: No Project Facility Availability letter has been provided.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

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<b>DPLU (Department of Planning and Land Use) Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
14 - 13	Fire	<b>Fire Protection:</b> The entirety of the project is within the County Fire Authority (Public Safety Group) County Service Area 135 (CSA-135). The project sites are located in a Very High Fire Severity Zone and the project design and mitigation measure should be evaluated as early on as possible, as well as consultation with the County Fire Authority (CFA). The County is in the process of creating a Community Facilities District (CFD) that would require the project property to be assessed to provide funding for fire and emergency services. There is no estimated date of completion; therefore, the CFA is willing to execute individual project specific Fire Service Contracts for fire and emergency services within the County CSA. Consultation with the CFA should be started immediately to because this process may take an undetermined amount of time, so it is recommended that it start immediately.		7/16/12	
Please contact James Pine should you have any questions regarding these comments: (858) 495-5434 or james.pine@sdcounty.ca.gov.					
15 - 1	Geologic Hazards	No geologic hazards have been identified.		7/16/12	
16 - 1	Groundwater Resources	Please see the Major Project Issues above as well as the scope for groundwater resources in Attachment E of this letter.		7/16/12	
17 - 1	Hazards	Please see Attachment E of this letter for information on the Phase I ESA review and the Phase II ESA scope.		7/16/12	
18 - 1	Memorandum of Understanding	Memorandums of Understanding have been accepted for Air Quality, Biological Resources, Fire Protection, Noise and Visual Resources. Please submit a MOU for Archaeological Resources and Groundwater Resources. The MOU provided for the Environmental Impact Report will be signed upon receipt of the EIR for this project.		7/16/12	
19 - 1	Noise	Staff has reviewed the Acoustical Assessment Report dated June 2012 prepared by Dudek and submitted to the County on June 15, 2012. The report requires revisions as detailed in the following comments:		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

<b>DPLU (Department of Planning and Land Use) Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
19 - 2	Noise	Please update and structure the report format to be comparable to the County of San Diego Report Format and Content Requirements for Noise which is available in the following link: <a href="http://www.sdcounty.ca.gov/dplu/docs/Noise-Report-Format.pdf">http://www.sdcounty.ca.gov/dplu/docs/Noise-Report-Format.pdf</a>		7/16/12	
19 - 3	Noise	On Figure 4, please include noise sources distances as it relates to the worst-case property lines.		7/16/12	
19 - 4	Noise	Table 5a-d shows calculation based on the current design and discloses an exceedance to County noise standards. Please include additional tables/columns that quantify the reduced noise levels by establishing the necessary setbacks. For example, demonstrate that the noise reducing measures (increase setbacks) would comply with the 45 dBA requirement at the project property line.		7/16/12	
19 - 5	Noise	On a separate figure illustration, show the locations of existing occupied structures and the associated boundary lines that relate to County Code Noise Ordinance, Section 36.409 and 36.410.		7/16/12	
19 - 6	Noise	On Section 7.0, please include a quantitative noise analysis that demonstrates temporary construction equipment would comply with the 75 dBA Leq (8hr) at the property line where an existing occupied structure is located (worst-case). Show which property lines would apply to this requirement. Include any additional noise reducing measures to demonstrate compliance with the construction noise threshold (if necessary).		7/16/12	
19 - 7	Noise	Include an impulsive noise section to demonstrate compliance with the County Code Noise Ordinance, Section 36.410 (ex. pile driving operations). Show and discuss which property lines would apply to this requirement.		7/16/12	
19 - 8	Noise- Plot Plan	Ensure that the recommendations from the noise report reflects the most current plot plans (ex. show all inverters are located at a minimum of 800 feet from adjacent property lines as specified within the noise report).		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
20 - 1	Resource Protection Study	Section 2.0 Introduction. Please include that a Rezone "is" required (not "may be"). Please also indicate that an Agricultural Preserve Disestablishment is required.		7/16/12	
20 - 2	Resource Protection Study	Section 2.0 Introduction. The offsite alignment information must be provided in the next submittal of this report.		7/16/12	
20 - 3	Resource Protection Study	Section 3.2.2 RPO Consistency Analysis. This section is not clear in regards to sensitive habitat lands. It is stated that sensitive habitat lands are described below and then proceeds to detail that quino are not present onsite and that the site is not a wildlife movement corridor. Please clarify this section to indicate whether the site contains land that qualifies as RPO Sensitive Habitat Lands and show those areas in Figure 5. If the site does not contain RPO Sensitive Habitat Lands, this should be made clear.		7/16/12	
20 - 4	Resource Protection Study	Section 3.3.2 RPO Wetland Analysis. The RPO wetlands analysis should be updated to include the information requested in comment 10-9 above.		7/16/12	
20 - 5	Resource Protection Study	Section 3.4.2 RPO Flood Analysis. Please delete the section "not to County Reviewer". DPW has completed DPLU form 394.		7/16/12	
21 - 1	Visual Resources	The Visual Resources Study dated June, 2012 and submitted to the County on June 15, 2012 concludes that the project would have potentially significant visual impacts which are also anticipated to be cumulatively considerable. The report also recommends mitigation and design considerations to reduce the visual impacts associated with this project, no of which were implemented. The recommend mitigation and design considerations should be incorporated into the project design.		7/16/12	

# ATTACHMENT A PROJECT ISSUE CHECKLIST

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010			
DPLU (Department of Planning and Land Use) Planning and CEQA Comments						
Item No.		Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
21 - 2		Visual Resources	Section 1.2 Key Issues: Please include a brief visual summary of the details associated with the project components: Bullet Point 1 - how many acres will be cleared and how much grading will be done as a result of the project, length of roads, the onsite collector substation is 7,500 sq ft. and 35ft tall, etc.; Bullet Point 2 height of fencing, size of buffer areas Bullet 5- the 34.5-kV transmission line is X feet tall and runs X number of miles.		7/16/12	
21 - 3		Visual Resources	Section 2.0 Project Description. When referencing the need for a Rezone please rephrase from "may" to "will". Please also include the requirement for an Agricultural Preserve Disestablishment.		7/16/12	
21 - 4		Visual Resources	Section 2.1 Land Use Designation and Zoning. This section states that there will be no change to the zoning applicable to the site. Please detail the need for a Rezone to remove the "A" special area designator.		7/16/12	
21 - 5		Visual Resources	Section 2.1 Land Use and Zoning: Please include a zoning figure showing which parts of the project are S92 and what parts are A70.		7/16/12	
21 - 6		Visual Resources	Table 1. Please update this table to include information on all offsite parcels.		7/16/12	
21 - 7		Visual Resources	Section 3.3 Local and 3.4 Community Design Policies and Guidelines. Please replace these sections with the following "Please refer to the Tierra Del Sol Solar General Plan Analysis Report that was prepared by County staff . This report details how proposed project complies with the County's General Plan, the Mountain Empire Subregional Plan, and the Boulevard Community Plan".		7/16/12	
21 - 8		Visual Resources	Please delete all General Plan Goals and Policies on pages 16 through 20. This information will be provided in Staff's General Plan Analysis Report.		7/16/12	
21 - 9		Visual Resources	Section 3.0 Regulatory Setting. Please add a discussion regarding the San Diego County Zoning Ordinance. Specifically, please include a discussion on Section 6952 of the County's Zoning Ordinance which regulates Solar Energy Systems.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

<b>DPLU (Department of Planning and Land Use) Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
21 - 10	Visual Resources	Section 4.0 Visual Environment of the Project: Please provide photographs for each of the existing modifications that interrupt the continuous natural landscape. A key map showing where each of the following photos are located should also be referenced. Be sure to include: SWPL structures, border fence, low-voltage distribution lines, existing fencing, access roads.		7/16/12	
21 - 11	Visual Resources	Section 4.0 Visual Environment of the Project. Section 4.2 Project Viewshed and Section 4.3 Ridge and Valley Upland LCU. Please delete the term "cultural modifications" and replace it with "modifications" or "disturbance" when discussing breaks in vegetation coverage and existing viewsheds.		7/16/12	
21 - 12	Visual Resources	Section 5.1.1 Visual Character. Please include representative photos of the existing visual character described in this section.		7/16/12	
21 - 13	Visual Resources	Section 5.2.1 Viewer Sensitivity. Please delete the goals and policies identified in this section and refer the reader to the General Plan Analysis Report.		7/16/12	
21 - 14	Visual Resources	Figures 7A through 7E. These photos appear to be much darker than the existing landscape. Please verify that these photos have not been darkened and are representative of the true color palette.		7/16/12	
21 - 15	Visual Resources	Additional key views for offsite impacts should be added as necessary. Please contact staff for additional input once the offsite gen-tie alignment has been determined.		7/16/12	
21 - 16	Visual Resources	Section 6.3 Guideline 3. This discussion references that views of the project site would be "quick". Please clarify. Would this be one second, five seconds, a minute?		7/16/12	
21 - 17	Visual Resources	Section 6.3 Guideline 4. This section should be updated upon completion of the Wind Energy Ordinance.		7/16/12	
21 - 18	Visual Resources	Section 6.3 Guideline 5. The mitigation measures detailed in this section refer to a vegetated screen to block glare from four residences along the western project boundary. Please include additional details of the proposed landscaping in both this section of the visual study (plant types, height of proposed vegetation at installation and maturity, length of time to maturity, etc.) as well as the requested landscape plan.		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

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DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
21 - 19	Visual Resources	Section 5.6 Cumulative Impacts - Please ensure that Figure 8 - Cumulative Projects Map and the discussion of cumulative projects is up to date when you resubmit.		7/16/12	
21 - 20	Visual Resources	Section 7.0 Visual Mitigation and Design Considerations. Please explain how the proposed mitigation measures would reduce the impacts to the various significance thresholds referenced in the report.		7/16/12	
21 - 21	Visual Resources	Section 7.0 Visual Mitigation and Design Considerations. The mitigation measures and design considerations discussed in this section have not been incorporated into the project design. Please see major project issue comment 1-4 above.		7/16/12	
22 - 1	SDGE Comments	Please submit written confirmation from SDG&E that the proposed project and associated improvements are compatible with their existing easements/transmission corridor. Please note that Vehicle access shall be provided at all times (24 hours a day) to SDG&E existing facilities, and SDG&E service locks shall be required on all gates adjacent to the power line easement. Finally, please have SDG&E confirm that the proposed project has been designed in accordance with their Transmission Encroachment Guidelines.		7/16/12	
23 - 1	Department of Homeland Security Review	The Department of Homeland Security/Border Patrol has been notified of this proposed project. Any comments received will be sent to the applicant. The applicant should coordinate directly with the Department of Homeland Security/Border Patrol to address any design or access concerns they may have.		7/16/12	
24 - 1	Landscaping	Please see Attachment C of this letter. In accordance with the conclusions in the Visual Analysis, landscaping is a necessary mitigation measure to assist in screening the proposed facility. Please submit a conceptual landscape plan.		7/16/12	



**ATTACHMENT A  
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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
25 - 1	Rezone	The following application materials were not submitted with the Rezone application: two (2) hard copies of the plot plan. The plot plan may be assessor's sheets indicating the surrounding zones. (Folded to 8 ½" x 11" with the lower right-hand corner exposed.) and a typed legal description of the area to be rezoned. Please include these two items in the Community Character & Land Use Analysis along with additional analysis regarding the proposed Rezone.		7/16/12	
DPW (Department of Public Works) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
General Comment: Please incorporate all MUP on- and off-site requirements and changes in the CEQA level Drainage Study, SWMP and Preliminary Grading Plan. Each of the following Documents must be continually updated to reflect the current DPW comments and requirements.					
1 - 1	Plot Plan/Pre. Grading Plan	The project access points from a public road will need to be shown in the Plot Plan.	Completed	12/16/11	7/16/12
1 - 2	Plot Plan/Pre. Grading Plan	<b>2nd request:</b> Per the project description, show the following: • A dedicated 138 kV transmission line leading from the project site to the SDG&E's local transmission system		12/16/11, 7/16/12	
1 - 3	Plot Plan/Pre. Grading Plan	Show any known easements within the proposed project boundary.	Completed	12/16/11	7/16/12
1 - 4	Plot Plan/Pre. Grading Plan	Show the ultimate right-of-way and the ultimate building setback limits for Tierra Del Sol Road. At the time of the construction/improvements, any proposed facilities shall be	See comments below.	12/16/11	7/16/12
1 - 5	Plot Plan/Pre. Grading Plan	Show existing and proposed property lines (PL), call out Centerline of Tierra Del Sol Road; call out edge of pavements (EOP) and dimensions from centerlines to existing & proposed PL, EOP, also include all public road and driveway cross-sections.	See comments below.	12/16/11	7/16/12
1 - 6	Plot plan	Sheet C-101: Label "Tierra Del Sol Road".		7/16/12	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 7	Plot plan	Sheet C-103-Detail entrances 2, 3 and detail-road layout 4: show existing ROW at 25' and proposed IOD ROW at 30' from the centerline of Tierra Del Sol; show dimension from the centerline to the existing edge of pavement, EOP, dimension for the proposed community trail. Call out Centerline of Tierra Del Sol Road; call out edge of pavements (EOP). Show transition, tapers, traffic striping to match existing pavement from the proposed driveways.		7/16/12	
1 - 8	Plot plan	Sheet C-131: Provide more details for the proposed onsite driveway and parking plot: improvement surface types, and direction of flows,		7/16/12	
2 - 1	Preliminary Grading Plan	A Preliminary Grading Plan showing the grading necessary to accommodate the solar units and internal circulation access roads will be required. Additional information can be obtained in the following link: Preliminary Grading Guideline <a href="http://www.sdcounty.ca.gov/dplu/docs/ZC034.pdf">http://www.sdcounty.ca.gov/dplu/docs/ZC034.pdf</a> Grading Ordinance <a href="http://www.sdcounty.ca.gov/dpw/land/landpdf/gradingordinance.pdf">http://www.sdcounty.ca.gov/dpw/land/landpdf/gradingordinance.pdf</a>	See comments below.	12/16/11	7/16/12
2 - 2	Preliminary Grading Plan	List the engineer's telephone number.		7/16/12	
2 - 3	Preliminary Grading Plan	Identify the basis for elevations and contours shown		7/16/12	
2 - 4	Preliminary Grading Plan	Sheet 2 and 3: Show location of any proposed drainage devices (rip-raps), stormwater protection facilities, dams, or other		7/16/12	
2 - 5	Preliminary Grading Plan	Sheet 2 and 3: Show adequate contours to show the topography of the existing ground; and show the proposed grading tied back to natural ground, all at the same scale as the tentative map or site plan whenever possible.		7/16/12	
2 - 6	Preliminary Grading Plan	Sheet 2 and 3: Show the direction of lot and street drainage.		7/16/12	
2 - 7	Preliminary Grading Plan	Sheet 2 and 3: Clearly show proposed trail easement; existing pavements and CL for Tierra Del Sol Road. Show transitions, tapers, traffic striping to match existing pavement from the proposed driveways on Tierra Del Sol Road.		7/16/12	

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PROJECT ISSUE CHECKLIST**

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DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 8	Preliminary Grading Plan	Sheet 4 of 4 -Detail entrances 2, 3: show existing ROW at 25' and proposed IOD ROW at 30' from the centerline of Tierra Del Sol; show dimension from the centerline to the existing edge of pavement, dimension for the proposed community trail. Show transitions, tapers, traffic striping to match existing pavement from the proposed driveways.		7/16/12	
3 - 1	Pre. Drainage Study	A CEQA Preliminary Hydrology/Drainage Study is required for this project. Additional information can be obtained in the following links. Hydrology Manual: <a href="http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html">http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html</a> Drainage Design Manual: <a href="http://www.sdcounty.ca.gov/dpw/floodcontrol/drainage.html">http://www.sdcounty.ca.gov/dpw/floodcontrol/drainage.html</a>	See comments below.	12/16/11	7/16/12
3 - 2	Pre. Drainage Study	Page 2 and page 9: Please revise "Minor amounts of impervious area will be added during construction, such as transformer pads, driveways ..." to be consistent with the project description. The project description indicates that: "All road surfaces will have a permeable nontoxic soil binding agent in order to reduce fugitive dust and erosion".		7/16/12	
3 - 3	Pre. Drainage Study	Page 2: the fourth paragraph indicates "the additional increase in runoff is proposed to be mitigated by the use of infiltration basins.", however, no infiltration basin nor pond is shown on the post-developments exhibit nor preliminary grading plan. Please revise.		7/16/12	
3 - 4	Pre. Drainage Study	Page 9: please discuss why the runoff coefficient "C" is not changing for each drainage basin since the foundation posts for the solar panels are creating thousand of square feet impervious areas in each drainage basin. Please revise post-development weighted C table accordingly.		7/16/12	
3 - 5	Pre. Drainage Study	Page 14 - Section 5 - Summary: Please revise "This increase will be mitigated by the use of infiltration ponds-bioretenion." There is no infiltration pond shown on the post-developments exhibit nor preliminary grading plan. Please revise.		7/16/12	

# **ATTACHMENT A** **PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

<b>DPLU (Department of Planning and Land Use) Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
3 - 6	Pre. Drainage Study	Appendix C - Pre-project soil type areas-site plan (C value): the table is missing "impervious area" column for drainage basin 300, 600 and 900. Please revise.		7/16/12	
3 - 7	Pre. Drainage Study	Appendix D-Post-Project Rational Method Inputs: Please replace Pre-project soil type areas-site plan (C value) and AES 2008 RATSCx inputs-site plan with Post-project soil type areas-site plan (C value) and AES 2008 RATSCx inputs-site plan.		7/16/12	
3 - 8	Pre. Drainage Study	Appendix G: please remove the cross section for vegetated swales, and replace with infiltration trenches (TC 10) or bioretention (TC 32) or other BMPs which equivalent to infiltration basin/ponds as mentioned in the drainage study. Please visit the link below for Treatment Controls BMPs' descriptions. <a href="http://www.cabmphandbooks.com/Development.asp">http://www.cabmphandbooks.com/Development.asp</a>		7/16/12	
3 - 9	Pre. Drainage Study	Appendix G: clearly show drainage basins, proposed contour lines, and Q, V at the discharge point of each basin. Revise the direction of lot drainages as necessary.		7/16/12	
4 - 1	SWMP	Submit a Minor Stormwater Management Plan. Additional information can be obtained in the following link: <a href="http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.html">http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.html</a>	See comments below.	12/16/11	7/16/12
4 - 2	SWMP	Page 1 of Stormwater Intake Form: provide Permit Application Number.		7/16/12	
4 - 3	SWMP	There are 33 parking spaces shown on the plot plan which is more than 15 spaces or more than 5000 sf parking lot to qualified for a Minor SWMP; however, item H on page 2 of Stormwater Intake Form was checked "NO". In order to qualify for a minor SWMP, please redesign the parking lot to be under 5000 sf and provide more details (surface improvements type, square footage of the parking lot) on the plot plan and project description.		7/16/12	

# **ATTACHMENT A PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar			Project Number(s): REZ 12-005, P12-010		
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5 - 1	Traffic Analysis	The project description will need to be expanded to include the Operation and Maintenance component for this project with the number of Average Daily Trips (ADT), in order to document if there are any direct impacts to the roadway network generated from the implementation of this project. Cumulative impacts will	Completed	12/16/11	7/16/12
5 - 2	Traffic Analysis	In order to determine if a Traffic Analysis is required, please review the Transportation and Traffic Guidelines for Determining Significance and Report Format and Content Requirements. Additional information can be obtained in the following link: <a href="http://www.sdcounty.ca.gov/dplu/docs/Traffic_Guidelines.pdf">http://www.sdcounty.ca.gov/dplu/docs/Traffic_Guidelines.pdf</a>	Completed	12/16/11	7/16/12
6 - 1	Sight Distance	The project access points from a public road will need to be shown in the Plot Plan and Preliminary Grading Plan.	Completed	12/16/11	7/16/12
6 - 3	Sight Distance	The project access points from a public road will need to meet Sight Distance Requirements per the County Public Road Standards, Section 6.1 Table 5 prior to recommendation for approval. Additional information can be obtained in the following link: <a href="http://www.sdcounty.ca.gov/dpw/docs/PublicRoadStandards.pdf">http://www.sdcounty.ca.gov/dpw/docs/PublicRoadStandards.pdf</a> A sight distance study's requirement will be determined after a site visit from the County's staff.	Based on the site visit on July 6, 2012, there are adequate sight distances along Tierra Del Sol from the two proposed driveways.	12/16/11	7/16/12
7 - 1	FPP	Page 32-Secondary access: please revise "Of the five access points, <del>three</del> <u>two</u> can be accessed from a publicly maintained road."		7/16/12	
7 - 2	FPP	Page 32-Gates: add the following statement "... will be installed in compliance with Section 503.5 and 503.6 of the CCFC <u>and to the satisfaction of the Director of Public Works.</u> "		7/16/12	
If you have any questions regarding these comments, please contact Susan Hoang at (858) 505-6327.					
DEH (Department of Environmental Health) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Tierra Del Sol Solar**

**Project Number(s): REZ 12-005, P12-010**

<b>DPLU (Department of Planning and Land Use) Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
1 - 1	Septic	Department of Environmental Health (DEH) staff has reviewed the proposed Rezone and Major Use Permit, dated 6-15-12. The project proposes the construction of a solar power generation facility. The facility proposes an onsite office/maintenance building. The Department of Environmental Health, Land & Water Quality Division, cannot recommend approval of the proposed project at this time. The following items of concern must be addressed:		7/16/12	
1 - 2	Septic	There are four wells that are proposed for destruction. Well destruction permits must be obtained by the applicant before any work can commence on these wells. This will be made a condition of approval of this project.		7/16/12	
1 - 3	Septic	The office/maintenance facility must have a layout submitted to and approved by DEH of the proposed onsite wastewater treatment system and the required 100% reserve area.		7/16/12	
1 - 4	Septic	It is unclear if the project proposes to use water from the existing or proposed wells on the property as a potable water source. If so, DEH must sample the proposed supply well to ensure that the supply meets potability standards. Any proposed wells will require a Well Permit from DEH prior to beginning construction. Well testing will be performed as part of the Groundwater Investigation for this project. If the project proposes the import of offsite water as a potable water source, please provide this information in the updated project description.		7/16/12	
1 - 5	Septic	If the project proposes the use of an existing potable source from a nearby purveyor, please indicate as such on the revised submittal.		7/16/12	

If you have any questions regarding these comments, please contact Scott Rosecrans at (619) 208-0337

<b>DPR (Department of Parks and Recreation) Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
1 - 1	Trails	The trail alignment as shown on the plot plan submitted June 15, 2012 has been accepted by the Department of Parks and Recreation. Draft conditions have been provided in Attachment F of this letter.		7/16/12	

**ATTACHMENT B**  
***ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS***

The attached estimate of discretionary processing time and costs is an estimate of the deposits required to process the application through hearing/decision. Several assumptions were required to supply the cost estimate and schedule at this time in the process. If the assumptions listed on the bottom of the attached estimate prove to be incorrect, your cost estimate will be adjusted. Deposits will be requested in installments as funds are needed to continue processing. Be aware that Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6 states:

*The Director of Planning and Land Use may discontinue permit processing and/or recommend denial of the said project based on non-payment of the estimated deposit and all actual processing costs that may not have been included in the estimate.*

Payment of Fish and Game Fees

The initial review of your project indicates that there will be an effect on native biological resources. Therefore, State law requires the payment of a fee to the California Department of Fish and Game for their review of the project environmental document (Fish and Game Code §711.4). If this fee is needed, it will be requested and collected at a later time during the process. Payment of the fee is required regardless of whether or not we consider the effect on native biological resources to be significant or clearly mitigated. The Project Manager will remind you to pay this fee immediately prior to public review of the project environmental document.

# ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

Project Name: Tierra Del Sol Solar  
 Project Number: REZ 12-005, MUP 12-010  
 Staff Completing Schedule: Ashley Gungle  
 Decision-Making Body: Planning Commission and Board of Supervisors  
 Date Schedule Produced/Revised: 7/16/2012

TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date
<b>APPLICATION SUBMITTAL</b>			6/15/2012
<b>DETERMINATION THAT AN EIR IS REQUIRED</b>			6/15/2012
DPLU reviews project application "completeness", completes planning and environmental scoping	30	7/16/2012	7/16/2012
DPLU meets with applicant to discuss need for EIR, scope and schedule	14	7/30/2012	
<b>Applicant submits documents for Public Review of Notice of Preparation (NOP)</b>	7	8/6/2012	
<i>DPLU completes advertises and distributes NOP</i>	10	8/16/2012	
<i>Public review of NOP</i>	30	9/17/2012	
<i>DPLU receives and distributes public comments on NOP to Applicant (180 period for resubmittal of DEIR begins here)</i>	3	9/20/2012	
DPLU meets with applicant to discuss EIR scope, cost estimate and schedule	10	10/1/2012	
<b>Applicant submits 1st Draft EIR and Planning Documentation</b>	120	1/18/2013	
DPLU reviews 1st Draft EIR	45	3/4/2013	
<i>Meeting with applicant</i>	7	3/11/2013	
<b>Applicant submits 2nd Draft EIR and Planning Documentation*</b>	45	4/18/2013	
DPLU reviews 2nd Draft EIR*	30	5/20/2013	
<i>Meeting with applicant</i>	7	5/27/2013	
<b>Applicant submits 3rd Draft EIR and Planning Documentation*</b>	30	6/19/2013	
DPLU reviews 3rd Draft EIR*	30	7/19/2013	
<i>Meeting with applicant</i>	7	7/26/2013	
<b>Applicant produces copies of documents, submits DEIR and copies of documents</b>	10	7/29/2013	
DPLU completes distribution paperwork, advertises and distributes Draft EIR	14	8/12/2013	
Public Review of Draft EIR	45	9/26/2013	
DPLU transmits Public Comments to Applicant	3	9/30/2013	
DPLU holds meeting with applicant to discuss approach to address public comments, discuss project schedule	10	10/7/2013	
<b>Applicant submits 1st Draft Responses to Public Comment (RTC) and EIR Errata</b>	30	11/6/2013	
DPLU reviews 1st Draft Responses to Public Comments and EIR Errata	25	12/2/2013	
<b>Applicant submits 2nd Draft RTC and EIR Errata*</b>	21	12/23/2013	
DPLU reviews 2nd draft RTC & EIR Errata, meets with applicant / consultant to finalize responses for I-119 review*	20	1/13/2014	
<b>Applicant submits Draft RTC &amp; EIR Errata for I-119 review &amp; 1st draft EIR Findings for staff review</b>	5	1/20/2014	
<i>Board Policy I-119 Review of Responses to Comments and DEIR</i>	40	3/3/2014	
DPLU reviews I-119 comments, meets with Counsel, transmit comments to applicant, set meeting with applicant	7	3/10/2014	
<b>Applicant submits revised RTC, EIR Errata, and EIR Findings, meets with DPLU to review changes</b>	14	3/24/2014	
DPLU reviews RTC, EIR Errata & Findings and sends to Counsel for review OR meet with Counsel if 2 <sup>nd</sup> I-119 review not necessary	14	4/7/2014	
<i>Second Board Policy I-119 Review of RTC, EIR Errata and Findings*</i>	30	4/23/2014	
DPLU Finalize RTC, EIR Errata, and Findings. Meeting with applicant / consultant*	10	5/5/2014	
<b>Applicant makes final revisions, produces copies of FEIR, CEQA Findings and RTCs and pays Fish and Game Fees</b>	7	5/12/2014	
<i>DPLU attends Director briefing to make project recommendation</i>	7	5/19/2014	
<i>DPLU finalizes project resolution/decision, completes findings, conditions, draft staff report and begins preparation of Board Letter</i>	30	6/4/2014	
DPLU management and County Counsel review staff report, obtain concurrences from other Departments	10	6/16/2014	
DPLU finalizes legal advertisement for hearing, newspaper advertises Planning Commission Hearing	7	6/23/2014	
Planning Commission Hearing	14	7/7/2014	
DPLU Finalizes draft Board Letter, include Planning Commission Recommendation	7	7/14/2014	
DPLU management and County Counsel review Board Letter, obtain concurrences from other Departments	10	7/24/2014	
DPLU finalizes legal advertisement for hearing, Board Hearing advertised in newspaper	7	7/31/2014	
Board of Supervisors Hearing	18	8/18/2014	

## PROJECT SCHEDULE ASSUMPTIONS

Project description remains consistent throughout process  
 Applicant will submit information in accordance with schedule  
 DPW, DEH and DPR issues will be resolved concurrently.  
 Bolded tasks are under the control of applicant/consultant.  
 \* Task can be eliminated if earlier draft documents are adequate.  
 Hearing date is subject to decision making body availability and schedule  
 The project will not be continued by decision maker or appealed  
 Assumes public review comments are not exceptionally numerous or complex  
 Assumes deposit account balance remains positive. County work may not proceed without adequate funds.

## COST ESTIMATE ASSUMPTIONS

Estimate is based on relative cost of projects of similar complexity  
 Estimate does not include applicant's consultant/engineering costs  
 Does not include County costs for post discretionary review (e.g. final map)  
 Costs assume project schedule assumptions are maintained  
 Costs will be paid at installments throughout the process  
 If project is over budget, cost estimate will be revised  
 The State of CA adjusts Fish and Game Fees annually for inflation  
 Project will be processed with an Environmental Impact Report  
 Estimate does not include additional deposits to DPR and DEH accounts made after the project application intake

## COST ESTIMATE SUMMARY

Total Discretionary Cost Estimate	\$311,553
Deposits/Fees Paid to Date	\$51,535
Account Balance	\$34,109
Estimated County Costs Remaining	\$260,018
Fish and Game Fees	\$2,969
% Expended of Total Cost Estimate	5.59%



**ATTACHMENT C**  
**SCOPE FOR CONCEPTUAL LANDSCAPE PLAN REQUIREMENTS**

General Information: Impacts from landscaping can improve or impair quality of life. Landscaping affects water conservation, fire protection, soil erosion, storm-water management, wildland preservation, health standards, recreation and aesthetics. Please refer to the County of San Diego Water Efficient Landscape Design Manual for guidance on landscaping design and installation that encourages the efficient use and conservation of water: [http://www.sdcountry.ca.gov/dplu/Landscape-Ordinance Design Review Manual.html](http://www.sdcountry.ca.gov/dplu/Landscape-Ordinance%20Design%20Review%20Manual.html)

The County of San Diego Water Efficient Landscape Design Manual incorporates the requirements of the County's Water Conservation in Landscaping regulations (County Code of Regulatory Ordinances Section 86.701 *et seq.*) with landscape design guidelines and installation specifications. It provides guidance on preparing the various components of landscape plans which may be required as part of a discretionary or ministerial permit process. Compliance with this manual will result in a more efficient process and avoid unnecessary time delays.

Project Specific Information: The Department of Planning and Land Use has completed review of your project application and has determined that based on the recommended mitigation measures set forth in the Visual Analysis a Conceptual Landscape Plan is required and shall be prepared for the project.

Requirements for landscaping are based on the *County of San Diego's Water Conservation in Landscaping Ordinance*, the *Water Efficient Landscape Design Manual* and the *County of San Diego Off-Street Parking Design Manual*

This Conceptual Landscape Plan shall provide the following information:

- Plans are standard 24" X 36" blueprint sheets. Any other size is not acceptable.
- Scale is 1" = 20' or smaller (such as: 1" = 10' or 1" = 5')
- Plans are legible, professionally prepared and a print of an original drawing. Photocopies are not acceptable.
- Plans must show plants for all areas that require vegetated protection for erosion control, storm water management, or fuel management and for all areas that contain decorative landscaping.
- Provide a note on the plants that indicates how the landscape will be irrigated and identify the source of water as potable, recycled or well water. All systems shall be automatic with a rain sensing override devised attached to the controller. Areas without electricity shall utilize battery operated valves until such time as electricity becomes available.
- Plan includes location and botanical name of all retained plants. Note the trunk diameter of trees to remain of 4'-6" above grade.

- Plan includes location, botanical name, common name, size and quantity of all new plants.
- All required street trees are planted outside of the public right-of-way on private property. If tree planting is proposed within the public right-of-way, a copy of an encroachment permit issued by the Department of Public Works has been included with this submittal.
- A note on the plans indicates who is responsible for maintaining the landscape, including the public right-of-way, in a healthy, disease free condition.
- Plantings adjacent to open space lots do not contain any non-native, invasive plants.
- Erosion control planting is provided for all slopes over 3 feet in vertical height and additional planting (as per Section 87.417 of the Grading Ordinance) is provided for slopes over 15 feet in vertical height.
- All vegetated BMPs, as per the approved Storm Water Management Plans, are shown on landscape plans as required by Section 67.804 (g) of the Watershed Protection, Storm Water Management, and Discharge Control Ordinance.

## **ATTACHMENT D SCOPE FOR GROUNDWATER RESOURCES**

### **GROUNDWATER INVESTIGATION**

Project Specific Information: The following is the Department of Planning and Land Use's (DPLU) groundwater investigation scoping requirements for the Tierra Del Sol Solar Project, on approximately 465 acres of land located in the Boulevard Community Planning Area within unincorporated San Diego County. It should be understood that the groundwater investigation will be an iterative process, and will require additional groundwater scoping by the County beyond this initial scoping letter. Additional scoping will be in regard to any potential additional wells to be drilled, aquifer testing of individual wells, and incorporation of any additional groundwater investigation requirements should the project find it does not have adequate on-site groundwater resources to meet the project's groundwater demand. A number of working meetings between the County Groundwater Geologist and the applicant's hydrogeologist(s) will be necessary to discuss ongoing groundwater investigation findings and any potential additional investigation needed.

Existing On-site Groundwater Wells and Use: The County has well logs from 4 of at least 6 wells that are located at the project site. The wells were drilled to depths of 520, 800, 1000, and 1311 feet below the ground surface with well yields of 5, 3, 1.8, and 75 gallons per minute, respectively, based on lift tests conducted when the wells were drilled. Well B, which produced 75 gallons per minute is the deepest well known in the local area. According to the well log by Dudek, there fractures found sporadically throughout the entire 1,311 feet of drilling, with several fractures below a depth of 1,000 feet below the ground surface found to have relatively flow rates. For purposes of this groundwater investigation, it will be considered that the fractures at these depths are hydraulically connected to the shallower fractured zone.

Proposed On-site Groundwater Use: The project is proposing to obtain its groundwater from on-site wells and to truck in water for the construction phase of the project if needed from off-site sources. In discussion with the applicant's groundwater consulting team from Dudek on May 17, 2012, it was explained to County staff that the project needs roughly 80 acre-feet of groundwater during the construction phase and up to 5 acre-feet per year for ongoing uses. It was additionally explained that the applicant is exploring other options to limit the amount of construction water that will be required. Please update the project description with the water demand for all phases of the project include backup assumptions for each water demand. Additionally, please discuss the construction timing as this could greatly increase the amount of water that will need to be pumped in a relatively short time period. Given the limitations of the fractured rock aquifer beneath the project site and the potential well interference to nearby existing wells and groundwater dependent habitat, there is the potential that pumping groundwater for the construction portion of the project may result in potentially significant impacts. The groundwater investigation will ultimately determine the sustainable amount of groundwater that can be utilized at the project site.

General Project Information: The project is proposing to use groundwater. Based on the potential impacts the project may have on groundwater resources, a groundwater investigation is required to evaluate the significance of potential impacts. The groundwater investigation report must be completed using the County's approved Guidelines for Determining Significance and Report Format and Content Requirements which can be found on the World Wide Web at <http://www.sdcounty.ca.gov/dplu/docs/GRWTR-Guidelines.pdf> (Guidelines) <http://www.sdcounty.ca.gov/dplu/docs/GRWTR-Report-Format.pdf> (Report Formats).

The project is also subject to the Groundwater Ordinance. The investigation must meet the requirements of the SAN DIEGO COUNTY GROUNDWATER ORDINANCE NO. 9826 (NEW SERIES). This document is available at <http://www.sdcounty.ca.gov/dplu/docs/GROUNDWATER-ORD.pdf>

The project is considered to be a water intensive use as defined within the County Groundwater Ordinance. Therefore, the finding within Section 67.722.B is required to be made "that groundwater resources are adequate to meet the groundwater demands both of the project and the groundwater basin if the basin were developed to the maximum density and intensity permitted by the General Plan." Therefore, a cumulative, or basin-wide, groundwater investigation is required for the proposed project. The proposed project cannot be recommended for approval unless the groundwater investigation can demonstrate to the satisfaction of DPLU that the required findings within Section 67.722.B of the Groundwater Ordinance can be made.

**Groundwater Investigation Requirements:** Below is a list of items which must be analyzed in the investigation as described in detail in the Guidelines for Determining Significance and Report Format Guidelines and Content Requirements for Groundwater Resources.

50% Reduction of Groundwater in Storage: Groundwater recharge must be evaluated in two separate analyses for the project site and for the basin. The tributary watershed to be included in the analysis should be presented in advance for DPLU review. The computer program RECHARG2 or similar and acceptable methodology must be used to calculate groundwater recharge. Estimates of groundwater storage capacity must be estimated for each hydrogeologic unit at the project site and within the project's watershed. Evaluate the long-term groundwater availability for the project's basin which takes into consideration groundwater recharge, estimated groundwater in storage, and groundwater demand under each of the following scenarios:

- (1) Existing groundwater demand.
- (2) Existing groundwater demand plus the ongoing project water demand.
- (3) All water uses including those at the maximum build-out of the basin under the current County General Plan.

The evaluation shall indicate whether groundwater in storage will be reduced to a level of 50% or less as a result of potential groundwater extraction at maximum build-out over at least a 30 year period from July 1981 through June 2011. If storage lowers to more

than 50% of calculated groundwater storage at any time, the project would not be recommended for approval.

Temporary Construction Water Usage:

The 50% Reduction of Groundwater in Storage Guideline is not an appropriate methodology to evaluate impacts to groundwater resources from the temporary groundwater use associated with the construction phase of the project. The 50% Reduction of Groundwater in Storage Guideline contains methodology to evaluate potential cumulative impacts in which a project is going to have an ongoing groundwater use for the life of the project. In recent times, alternative energy and large utility projects have required a large amount of short-term water supplies during the construction phase of the project. A meeting will be required between the applicant's hydrogeologist and County Groundwater Geologist to discuss how the project will be required to evaluate potential groundwater impacts from the construction phase of the project in lieu of the 50% Reduction of Groundwater in Storage Guideline.

Well Testing: All wells that will be utilized for this project need to be identified, drilled, and tested as part of the groundwater investigation. It is recommended that the wells be identified as soon as possible. Each well will be tested to evaluate its long-term capacity and to evaluate potential well interference on other well users and/or groundwater dependent habitat (if any is present within the vicinity of the proposed well test locations). The results from each well test will be used to determine whether adequate water exists within the well analyzed without significant well interference/impacts to habitat, or whether additional wells will be required to be drilled and tested. A meeting will be required between the applicant's hydrogeologist(s) and the County Groundwater Geologist to discuss the well testing requirements including production rate for each test, step-drawdown and constant rate well test requirements, on-site monitoring wells to be included during the well test, and development of a list of off-site well users to contact to request voluntary monitoring of their wells during the on-site well testing.

Water Quality: If the project requires potable use, any new production wells to be utilized for potable water at the site shall be sampled for:

- Gross alpha particles by Standard Method 7110C
- Uranium by EPA Method 908.0/Standard Method 7500-U B
- TDS
- Nitrate
- Total and Fecal Coliform

Water samples should be collected after at least two well bore volumes have been purged from each well. Please follow standard sampling procedures as detailed in Section 4.2.1 and 4.2.2 of the Report Format Requirements. Collect the samples in laboratory certified bottles, place samples in a cooler with ice which must be maintained at a temperature of 4 degrees C, and ensure that samples are analyzed within laboratory holding times. It should be noted on the chain-of-custody that the samples are for drinking water.

Well Test Plan: Prior to performing any well test, a well test plan must be prepared and submitted to the County Groundwater Geologist for approval. The well test plan must be prepared by an approved County CEQA Consultant for Groundwater Resources. Additionally, all field work associated must be under the direct supervision of the approved County CEQA Consultant. Submittal and approval of this plan will ensure that the well tests are conducted in compliance with the necessary requirements for the project. For items to include in the plan, please refer to Section 1.0, Well Test Plan in Attachment A of the Report Format Guidelines and Content Requirements for Groundwater Resources.

Groundwater Investigation Report: The report shall follow the items outlined in the County Report Formats. Section 3 and 4 of the report shall include impacts analysis for 50% Reduction in Storage, long-term well yield, potential offsite well interference, groundwater dependent vegetation, and water quality (if potable water is required for this project).

Section 5 shall provide a summary of project groundwater impacts and mitigation. A Groundwater Mitigation and Monitoring Program (GMMP) is recommended based on the findings of the groundwater investigation. If well testing conducted indicates that significant impacts to groundwater dependent habitat or offsite well users are possible due to onsite pumping, thresholds for water level declines in monitoring well(s) may be recommended to ensure that significant declines in groundwater levels do not extend to groundwater dependent habitat. Should the water level thresholds be met, the GMMP must include mitigation measures that include a reduction or cessation in on-site pumping until water levels in the monitoring wells rise above the thresholds.

## **WELL DESTRUCTION PERMIT**

Project Specific Information: Groundwater wells are present on the project site.

General Information: The Department of Planning and Land Use (DPLU) has determined that the project site will require a Well Destruction Permit for any wells not be used as part of this project. To apply for a well destruction permit, please contact the Department of Environmental Health (DEH) Land and Water Quality Division at (858) 565-5173. DEH can also provide the current fee that is required to be collected for the permit. The permit must be obtained by a C57 Licensed Contractor who is listed on the DEH approved Well Driller's List at:

[http://www.sdcounty.ca.gov/deh/water/docs/lu\\_well\\_drillers\\_4-24-08.pdf](http://www.sdcounty.ca.gov/deh/water/docs/lu_well_drillers_4-24-08.pdf)

A formal letter from the DEH must be submitted to DPLU identifying either that the permit has been approved OR is in the process of approval. In addition, prior to the approval of any grading, improvement plans or prior to the recordation of the Final Map, whichever comes first, proof of completion of the well destruction will be conditioned within this permit.

**The Memorandum of Understanding must be executed by the applicant and consultant and subsequently submitted with the first iteration review.**

**ATTACHMENT E**  
**PHASE I ESA REVIEW AND PHASE II ESA SCOPE**

**Phase I ESA Review**

The Phase I ESA prepared by Dudek, dated June 2012 and submitted June 15, 2012, has been reviewed by a County Hazards Specialist. The Phase I ESA indicates that the site may have been subject to a release of hazardous substances that could represent a hazard to the public or the environment.

Specifically, the Phase I ESA indicates that the project site was used as a residence, for cattle grazing, orchards and gardens, and for storage of petroleum products and miscellaneous debris. The Phase I consisted of site reconnaissance, a description of the historical site conditions, an interview with the current property owner, a review of records and a summary report. Recognized environmental conditions (REC's) identified on the site include the following: potential for burn ash from refuse burning in the vicinity of the residence; and potential for pesticide residue from the presence of orchards and gardens from the 1930's-1950's. The ESA report recommends soil testing in the vicinity of these REC's to determine whether the subsurface soil has been impacted by organochlorine and arsenical pesticides or by metals from burn ash. Additionally, five water wells were observed on the property and are recommended to be destroyed or sealed to prevent any soil contamination from impacting groundwater.

Based on the data and conclusions in the Phase I ESA report, County staff is requesting additional analysis for the Tierra del Sol Solar Farm project site. Soil testing associated with a Limited Phase II Environmental Site Assessment will be required to determine whether the site has been contaminated with chemicals at levels hazardous to future users of the site. Soil testing should be completed in the locations with the highest likelihood of contamination, as noted in the Phase I ESA. Testing locations should include the areas formerly used for orchards and those used for trash burning. A collection depth of down to approximately 2 feet is recommended. If significant contamination is discovered at this depth, then further sampling for delineation of the extent of contamination is recommended.

The Phase II shall be completed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I and II ESA Processes and the 2004 DEH SAM Manual ([http://www.sdcounty.ca.gov/deh/water/sam\\_manual.html](http://www.sdcounty.ca.gov/deh/water/sam_manual.html)). Section 4.VI of the SAM Manual provides a Site Assessment Checklist for the completion of a Phase I ESA.

Note: All reports that include geologic, hydrogeologic, contaminant flow, or contaminant migration interpretation must be prepared by, or under the direct supervision of, a California Registered Geologist, Certified Hydrogeologist, Certified Engineering Geologist, or Registered Civil Engineer. This professional must take full responsibility for the content of the report by signing and/or stamping it with his/her professional seal.



Should soil testing identify contamination in excess of regulatory screening levels, the project will be required to remediate the site under the oversight of San Diego County Department of Environmental Health (DEH) Voluntary Assistance Program (VAP). See [http://www.sdcounty.ca.gov/deh/lwq/sam/voluntary\\_assistance\\_program.html](http://www.sdcounty.ca.gov/deh/lwq/sam/voluntary_assistance_program.html) for more information regarding participation in the Voluntary Assistance Program.

### **Hazardous Materials Use/Storage Onsite**

A review of your project indicates that there is a possibility for onsite storage, use or transport of hazardous materials as a part of normal operations. Solar farms typically involve the use of the following chemicals: insulating oil, lubricating oil, solvents/detergents, and gasoline. Please provide additional detail regarding the types of uses and operations that will require hazardous materials storage, use and/or transport. Detail the types of hazardous materials (i.e. gasoline, petroleum, oils, chlorine gas, solvents, pesticides etc.) that would be stored onsite and **estimate the quantities** that would be stored onsite at any given time.

All storage, handling, transport, emission and disposal of hazardous substances shall be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

**Existing Wells on the Property**

All water wells on the property that are not proposed for use by the project are to be abandoned in accordance with state guidelines.

**ATTACHMENT F**  
**Draft Project Conditions – DPR**

**I. TRAIL DEDICATIONS**

**ANY PERMIT:** *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

**TRAIL EASEMENT:**

**Intent:** In order to promote orderly development and to comply with the Community Master Trails Plan, the applicant shall dedicate a public multi-use non-motorized trail easement.

**Description of requirement:** Dedicate by separate document and grant to the County of San Diego, a 15-foot wide non-motorized multi-use trail easement, as follows:

- starting at the project's south-east corner north along the eastern project boundary approximately 2,251 feet to the property corner;
- west approximately 1,824 feet to the property corner;
- north approximately 836 feet to the north east corner;
- west along the northern project boundary to the north-west corner (approximately 1 mile);
- south along the western project boundary for approximately 1,353 feet terminating at a point where Tierra Del Sol Road turns to the west; and,

as shown on the approved Plot Plan.

**Documentation:** The applicant shall prepare the legal descriptions of the easement(s), submit them to [DGS, RP]; and pay all applicable fees. Upon acceptance by the County of the dedication, the applicant shall submit the recorded copy of the easement(s) to [DPR, TC].

**Timing:** Prior to obtaining any building or other permit pursuant to this Permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall dedicate the trail easement to the County by separate document.

**Monitoring:** Upon submittal of the easement legal description(s), application and fees, [DGS, RP] shall review the documents and application for approval, and accept the dedication. A copy of the recorded trail easement document(s) shall be transmitted to [DPR, TC] and/or [DPW, LDR] and [DPLU, PCC]. The [DPR, TC] shall review the recorded easement for compliance with this condition.

## II. TRAIL IMPROVEMENTS

### TRAIL IMPROVEMENTS:

**Intent:** In order to promote orderly development and to comply with the Community Master Trails Plan, the applicant shall improve the trail.

**Description of requirement:** Improve or agree to improve to the satisfaction of the Department of Parks and Recreation, a trail to a width of 8-feet within the dedicated trail easement as indicated on the approved plot plan. The trail easement shall be cleared and free of encroachments. Native soil is acceptable for the trail tread. The trail tread shall be bladed/graded to a maximum width of 8-feet to ensure the trail is in a safe and usable condition and drains properly. The above is not considered trail construction.

**Documentation:** The applicant shall include the trail easement on the site improvement plans and provide securities for the improvement of the trail and all associated work if necessary.

**Timing:** Prior to obtaining any building or other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this Permit, the applicant shall improve the trail.

**Monitoring:** The [DPR, TC] and/or [DPW, LDR] shall review the plans and approve all financial securities (if any) for the improvement of the trail facility.

## III. TRAIL ACCEPTANCE

**OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

### TRAIL ACCEPTANCE:

**Intent:** In order to ensure the trail has been improved to the satisfaction of [DPR, TC], a final field inspection and acceptance must be made by the County.

**Description of requirement:** The applicant shall improve to the satisfaction of [DPR, TC], a trail to a maximum width of 8-feet within the 15-foot dedicated trail easement as indicated on Plot Plan(s) dated June 11, 2012, received by the Department of Planning and Land Use June 15, 2012. The trail easement and trail surface are to be clear from above ground obstructions or encroachments (such as utilities, drainages, fences, landscaping/irrigation, large rocks or trees/brush). The trail surface may be native soil with a smooth/flat, usable/walkable surface. The trail tread improvement must exhibit good draining qualities.

**Documentation:** Upon completion of the trail, the applicant requests in writing a final acceptance of the trail improvements. The applicant shall pass a final inspection and acceptance of the trail. A final inspection shall be coordinated with the [DPR, TC], and all applicable inspection fees shall be paid.

**Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the applicant shall improve the trail.

**Monitoring:** The [DPR, TC] and or [DPW, PDCI] shall review the trail for conformance with the above conditions. Upon acceptance of the trail, all financial securities (if any), for the improvement of the trail facility shall be released.

**ATTACHMENT G**  
**Draft Project Conditions – DPW**

**DPW PRELIMINARY DRAFT REQUIREMENTS**

DATE: July 13, 2012

APPLICANT: Tierra Del Sol Solar Farm LLC

PROJECT: MUP 12-010

DPLU PLANNER: Ashley Gungle

STAFF PERSON COMPLETING THIS REVIEW: Susan Hoang

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**THE FOLLOWING PRELIMINARY COMMENTS ARE BASED ON AN OFFICE REVIEW AND A FIELD REVIEW BY DPW FOR PROJECT DESCRIPTION RECEIVED June 15, 2012, AND MAY BE REVISED UPON FURTHER REVIEW AND INPUT FROM OTHER AGENCIES.**

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**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**ANY PERMIT:** *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

**1. IRREVOCABLE OFFER OF DEDICATION: [DPW, LDR] [DPR, TC] [DGS, RP], [GP, CP, BP, UO]. Intent:** In order to promote orderly development and to comply with the County Public Road Standards and Centerline Ordinance Section 51.301 to 51.316, an irrevocable offer of dedication (IOD) for road purposes shall be executed. **Description of requirement:** Execute an Irrevocable Offer to Dedicate (IOD) real property, for public highway as indicated below:

- a. An IOD shall be executed to complete a thirty-foot (30') wide, one-half right-of-way width on the project side from the ultimate centerline, plus slope rights and drainage easements for **Tierra Del Sol Road** along the project frontage.
- b. The IOD(s) shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted in the future for public use as determined by the Director of Public Works. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Public Works.

**Documentation:** The applicant shall grant the IODs as indicated above. The applicant shall prepare Plot Plan and the legal description of the easement, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of these documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [DPW, LDR] for review. **Timing:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the IOD shall be executed and recorded. **Monitoring:** The [DGS, RP] shall prepare, approve the IOD documents for recordation, and forward the recorded copies to [DPW, LDR], for review and approval. The [DPW, LDR] shall review that the IOD complies with this condition.

**GRADING PERMIT:** *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

**2. TRAFFIC CONTROL PLAN: [DPW, LDR] [GP, IP, UO]**

**Intent:** In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **Description of Requirement:** A Traffic Control Plan (TCP) shall be prepared that addresses the following, but is not only limited to: haul routes, number of trips per day, and destination.

- a. The implementation of the TCP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the maintenance and repair of any damage caused by them to the on-site and off-site private roads that serve the property either during construction or subsequent operations."
- b. The applicant will repair those portions of the route that would be damaged by the heavy loads that loaded trucks place on the route identified. If required by the [DPW, ESU], an agreement shall be executed, which will also include (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for expected increased maintenance on the route identified; and (3) possible future asphaltic overlay requirements on the route identified.

**Documentation:** The applicant shall have the TCP prepared by a licensed Traffic Engineer and submit it to [DPW, LDR] for review. If required by the [DPW, ESU], the applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, LDR]. The applicant is responsible for obtaining any additional permits as identified in the TCP. **Timing:** Prior to approval of any grading and or improvement plans and issuance of any Grading, Construction, or Excavation Permits, a TCP shall be prepared and approved. **Monitoring:** The [DPW, LDR] shall review the TCP for compliance with this condition, and require any additional traffic or encroachment

permits before any approval of the TCP. The TCP shall be implemented and made a condition of any associated County Construction, Grading or Encroachment Permit.

**3. PAVEMENT CUT POLICY: [DPW, LDR] [GP, CP, BP, UO]**

**Intent:** In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surfacing, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **Description of requirement:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **Documentation:** The applicant shall sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy to the satisfaction of the Department of Public Works (DPW), and submit it to the [DPW LDR] for review. **Timing:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the letters must be submitted for approval. **Monitoring:** [DPW, LDR] shall review the signed letters.

**BUILDING PERMIT:** *(Prior to approval of any building plan and the issuance of any building permit).*

**4. TRANSPORTATION IMPACT FEE: [DPW, LDR] [DPLU, BD] [BP, UO]**

**Intent:** In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.219, the TIF shall be paid. **Description of requirement:** The Transportation Impact Fee (TIF) shall be paid pursuant to the to County TIF Ordinance number 77.201-77.219 . The fee is calculated pursuant to the ordinance, and will be based on the Average Daily Trips (ADT) generated by this project per the Select Industrial Uses Category for a Power Generation Plant in the Mountain Empire TIF Region. **Documentation:** The applicant shall pay the TIF at the [DPLU, ZONING] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **Timing:** Prior to approval of any building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **Monitoring:** The [DPLU, ZONING] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [DPLU, Building Division] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.



**5. ENCROACHMENT PERMIT/FRANCHISE AGREEMENT: [DPW, LDR] [MA].**

**Intent:** In order to allow the placement of the 138kV generation tie line within the County right-of-way and in accordance with the County of San Diego Public Road Standards, a Franchise agreement or an Encroachment permit shall be obtained. **Description of Requirement:** The undergrounding shall meet or exceed the requirements set forth in the San Diego County Design Standards and SD Area Regional Standard Drawings M-15, M-22, 23 and to the satisfaction of [DPW, LDR]. An encroachment permit shall be obtained from Construction/Road right-of-way Permits Services Section, for the improvements to be made within the public right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [DPW, LDR]. **Documentation:** The applicant shall obtain the encroachment permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [DPW, LDR]. **Timing:** Prior to construction of anything within the County right of way, the permit shall be obtained. **Monitoring:** The [DPW, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

**OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

**6. ACCESS IMPROVEMENTS: [DPW, LDR], [GP, CP, BP, UO]**

**Intent:** In order to promote orderly development and to comply with the Centerline Ordinance Section 51.301 to 51.316, a project driveway shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the following:

- a. The project driveway, which shall be designed and constructed to the satisfaction of the Director of Public Works.
- b. The Pavement taper from the ultimate right-of-way line to the existing edge of pavement, with asphalt concrete to the satisfaction of the Director of Public Works.
- c. The project entry gate, which shall be designed and constructed to the satisfaction of the San Diego County Fire Authority and the Director of Public Works.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the DPW Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- d. Process and obtain approval of Improvement Plans to improve the project driveway and the pavement taper on Tierra Del Sol Road.
- e. Provide Secured agreements. The required security shall be in accordance with Section 7613 of the Zoning Ordinance.
- f. Pay all applicable inspection fees with [DPW, PDCI].
- g. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- h. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the San Diego County Fire Authority and the [DPW, LDR].
- i. Obtain a Construction Permit for any work within the County road right-of-way. DPW Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

**Timing:** Prior to occupancy or use of the premises in reliance of this permit, the plans shall be approved and securities must be provided. **Monitoring:** The [DPW, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW before any work can commence.

**ONGOING:** *(The following conditions shall apply during the term of this permit).*

**7. SIGHT DISTANCE: [DPLU, CODES] [OG].**

**Intent:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1E of the County of San Diego Public Road Standards an unobstructed sight distance shall be maintained for the life of this permit. **Description of Requirement:** There shall be a minimum unobstructed sight distance in both directions along **Tierra Del Sol Road** from the project driveways serving the life of this permit. **Documentation:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **Timing:** Upon establishment of the use, this condition shall apply for the

duration of the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and County Watershed Protection Ordinance (WPO) No.10096, County Code Section 67.801 et. seq. and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf).

<http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.202 (a) of the County Code.

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In

addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

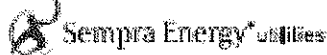
**ENCROACHMENT PERMIT REQUIRED:** An Encroachment Permit from the Department of Public Works for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

**EXCAVATION PERMIT REQUIRED:** Obtain an excavation permit from the County Department of Public Works for undergrounding and/or relocation of utilities within the County right-of-way.

**ATTACHMENT H**  
**Letter from SDGE**



Malby Dasek  
Land Management Rep.  
6525 Century Park East, Suite 1500  
San Diego, CA 92123-1500



June, 18, 2012

County of San Diego/Planning Division  
5201 Ruffin Road, Suite B  
San Diego, Ca 92123

Attn: Ashley Gungle

From: San Diego Gas & Electric Company, Land Services

To:	Patrick P. Brown
RE:	Proposed solar project: 3600-12-005 (REZ12-005) REZONE/ 3300-12-010 (P12-010) MAJOR USE PERMIT SOLAR FARM (Soitec: Tierra del Sol Solar)

Dear Ashley:

Per the attached Major Pre-App for the above project, please red flag this proposed project.

There are existing Electric and possibly Gas transmission utilities located in this area. The easements and utilities for both the underground and overhead transmission corridors and access roads should be detailed on any submitted drawings to the County and copies sent to San Diego Gas & Electric for review and approval of any grading, access or trail use on our existing easement roads, any other anticipated proposed compatible use within or adjacent to the transmission corridor.

In addition to the proposed conflicts noted above and communicated in your email, please advise the developer to contact SDG&E in the early planning phases if there is a proposed interconnect to SDG&E's existing facilities. In addition, it is imperative that the customer accommodate and made aware:

- Vehicle access shall be provided at all times (24 hours a day) to SDG&E existing facilities, and SDG&E service locks shall be required on all gates adjacent to the power line easement.
- Accommodate the attached Transmission Encroachment Guidelines

Please feel free to email or contact me at the numbers below. Thank you for giving us the opportunity to participate in the planning and development of projects in the County of San Diego.

Sincerely,

Molly Dana  
Land Management Representative  
858 654-1238  
619 843-9598 (cell)  
[mdana@semprautilities.com](mailto:mdana@semprautilities.com)